Reference

TOWN OF WAYLAND

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WAYLAND, MA 01778
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WARRANT

With Report of the Finance Committee

1995 ANNUAL TOWN MEETING

Thursday, April 27, 1995 7:45 P.M.

Wayland High School Field House

SPECIAL TOWN MEETING

Monday, May 1, 1995 8:00 P.M.

For Reference

Not to be taken from this room

ANNUAL TOWN ELECTION

Tuesday, April 25, 1995

Precincts 1 and 4	Town Building Gymnasium
Precincts 2 and 3	Wayland Middle School Gymnasium

VOTING HOURS: 7:00 A.M. - 8:00 P.M.

ADJOURNED MEETINGS

It is anticipated that if adjourned meetings are necessary to complete action on these Warrants they will be held on the following dates, subject to Town Meeting approval:

May 1 - Monday

May 3 - Wednesday

May 4 - Thursday

and thereafter, as may be necessary, on Mondays, Wednesdays, and Thursdays as Town Meeting directs. Voters are reminded that there is no smoking permitted on School grounds.

If you have any questions about the Articles, please attend the **Warrant Hearing Thursday, April 20, 1995**, at the Town Building. You may also call the Executive Secretary's office at 358-7701, Extension 166, before Town Meeting time. **Hearing time - 8:00 P.M.**

NOTICE REGARDING MOTIONS

This warrant for Wayland Town Meeting is issued by the Board of Selectmen and is served upon all residents by mail and by posting at the Town Building, the Wayland Public Library, the Cochituate Fire Station, and the Happy Hollow School. It contains the agenda of subjects to be acted upon, i.e., the articles.

By State law, no action at the town meeting is valid unless the subject matter is contained in the warrant. This requirement means only that the subjects to be acted upon must be sufficiently stated in the warrant to apprise voters of the nature of the matters with which the meeting is authorized to deal. It does not require that the warrant contain an accurate forecast of the precise action which the meeting will take upon those subjects. A valid motion at town meeting may differ from the underlying article, but it must be within the scope of that article.

If you are in doubt about the action town meeting might take under an article, you should plan to attend the town meeting in person.

ANNUAL TOWN MEETING

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VOLUNTEER TO SERVE YOUR TOWN

A variety of boards, committees and commissions exists to conduct the Town's business. Throughout the year new committees may be established and vacancies on existing boards occur. Any Wayland resident is eligible to be a member of these committees. If you are interested in serving on a committee in Wayland, please complete the form below and return it to:
Board of Selectmen, Town Building, 41 Cochituate Road, Wayland, MA 01778.

NAME:_____TEL NO.:_____

ADDRESS:_____

OCCUPATION:_____

AREA OF EXPERTISE/INTEREST/KNOWLEDGE:_____

EXPERIENCE IN GOV'T: (If any; not required)_____

INDICATE INTERESTS BELOW:

APPOINTED BOARDS - Membership on the following boards is by appointment of the Board of Selectmen or other officials. Most terms expire June 30, with new appointments or reappointments made around that time. Vacancies can, however, occur at any time.

_____Board of Registrars
_____Conservation Commission
_____Council on Aging
_____Cultural Council
_____Finance Committee
_____Historical Commission
_____Historic District Commission
_____Housing Partnership
_____Information Systems Committee
_____Records Management Committee
_____Operational Review Committee (Treatment Plant)
_____Personnel Board
_____Public Ceremonies Committee
_____Road Construction Committee
_____Route 20 Study Committee
_____Surface Water Quality Committee
_____Wastewater Management Committee
_____Youth Advisory Committee
_____ Zoning Board of Appeals

ELECTED BOARDS - Membership on the following boards is determined by town-wide election. Occasionally, a mid-term vacancy occurs which is filled by appointment.

_____Board of Assessors
_____Board of Health
_____Housing Authority
_____Park & Recreation Commission
_____Planning Board
_____Trustees of Public Library
_____Board of Road Commissioners
_____School Committee
_____Board of Selectmen
_____Trust Fund Commission
_____Water Commission

GENERAL INTEREST - If you have a general interest in serving the community other than through the Boards already presented, list your special skills or interests below.

Surveys will be kept on file for one year. Respondents will be contacted if vacancies occur within that time.

REPORT OF THE FINANCE COMMITTEE

Introduction

Despite the pressures of proposition 2½, now approaching its 13th year, the Town of Wayland has managed to maintain a solid financial base. Results have not come easily and the tireless efforts on the part of many employees and volunteers, past and present, are truly extraordinary.

Wayland's infrastructure continues to be sound and improving in many ways. Our parks and game fields are well maintained, and recreation programs continue to be popular despite the need for moderate fee increases. The landfill recycles over 50% of delivered refuse—the highest recycling rate in the state—and complies with a host of state and federal regulations. The majority of streets and roads are in excellent condition and passable in all kinds of weather. The police and fire departments are blessed with good equipment, maintain lean but excellent, well-trained staffs, and are now augmented with the new enhanced 911 system. And our gem, one of the best school systems in the nation, maintains this reputation, remodels its buildings, is proactive on behalf of its special needs students, and copes with a rising school population while receiving only modest budget increases.

For the past 12 years, since proposition 2½ was enacted, all cities and towns in Massachusetts have had limited capacity for budget growth. Wayland collects relatively little of its taxes from industry and commerce but continues to gain modest tax-base expansion through growth in the number of private dwellings. Like most suburban communities, it has been burdened by the state with both decreased revenue sharing and mandates for required expenditures. It is through the collective graces of its people, both citizens and employees, that it has managed so well through these difficult years.

The Current Year

At the last Annual Election and Town Meeting the citizens of Wayland overwhelmingly approved a proposition 2½ override so that necessary operating expenses, especially for the schools, could be included in this year's budget. The citizens also recognized future needs of the Town by supporting a complex project planned, in part for the Town's benefit, at the present Paine Estate. Both of these are sure signs that Wayland's citizens recognize the need to invest for the future, improve its facilities and services, support an effective and responsive government, and maintain financial security.

Wayland should be proud of the accomplishments of all its departments and boards which, through their leanness and creativity, contribute to the well-being of the Town. The Town is especially fortunate to have a Finance Director with unusual imagination and leadership. His operation consistently meets and exceeds the standards of yearly financial audits. Through his tireless efforts last year the Town received the highest, AAA, bond rating which is rare among municipalities and continues to help us borrow capital at low interest rates.

The Budget for Next Year

Revenue sources for the Town of Wayland are shown in Chart 1. State aid for Wayland is projected at $2.8 million ($2.0 million net of State assessments). When comparing the FY85 pie with the FY96 pie, it is clear that state aid has been substantially cut in the past 11 years. Not only has the total aid for cities and towns declined in proportion to total expenditures (Chart 2) but the suburban communities are further penalized (Chart 3). Other sources were estimated, too, and the total available funds compared with last year's budgets. After allowance for negotiated salary increases including seniority step increases, it was determined that most departments could be level-funded with little opportunity for increases.

This process resulted in a budget that continues to track inflation (Chart 4) and maintains an estimated free cash level of about $1 million (Chart 5). Although this budget appears to adequately support our needs for FY96, it is, indeed, a lean budget with little or no flexibility for unexpected needs. It continues to postpone the enhancement of future services and compresses our current services—strains that will be felt even stronger in subsequent years.

Budget guidelines were submitted to each department in early December. After all departments responded with their budget requests, hearings were held during January and February. Most departments not only responded with restraint, but maintained an optimistic outlook on the prospects for meeting targets and having a good fiscal year '96. Some departments presented capital needs. As always, heavy equipment, in both senses, is requested by Police, Fire, Highway, and Park and Recreation. This year the Water Department requested a substantial increase in capital expenditures for long awaited modernization and improvements to the water system for greater reliability and assurance of delivery to homes and hydrants at high elevation.

Highlights of the budget for this year include:

- Restoration of a full time personnel director in the Town office
- Increased transportation for the elderly and support of the elderly tax work-off
- Increased funds for mosquito control
- Increased library funding for new book purchases
- A new ambulance, police car replacements, and an additional dispatcher
- Fully-funded school budget, improved handicap access, and closure of building repair project
- Improvements in the water distribution system, renewal of well-head equipment, and phased replacement of water meters
- Enlarge town cemetery, replace some Park and Recreation equipment, and study possible upgrading of park facilities
- Weed abatement in Dudley Pond
- Highway garage repairs, replacement of heavy equipment, and upgrade of septage facility
- A deputy building inspector and more clerical assistance paid for out of collected fees
- Computer enhancements for accounting, tax collecting, schools, surveyor, and public safety

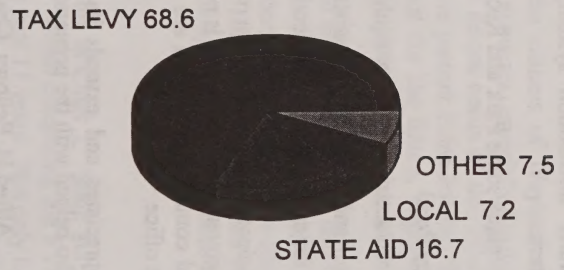
The Finance Committee anticipates the coming year with optimism. It is a good time for all Wayland citizens to take part in town government whether it is participation in the Annual Town Meeting, attending meetings of town boards and commissions, which are all open to the public, volunteering for appointive office, or running for elective office.

The Finance Committee appreciates and extends its thanks for the contributions of everyone, both employees and volunteers, who helped with the preparation of this budget and this Warrant.

Alfred H. Bellows, Chairman

Harry A. Hanson III	Donald S. Keller
Albert C. Patterson	Walter F. Pope
Joel H. Sirkin	Jane Sanford Stabile

REVENUE SOURCES FY85, FY 96



FY 85

FY 96

CHART 1

TOTAL STATE SPENDING VS LOCAL AID

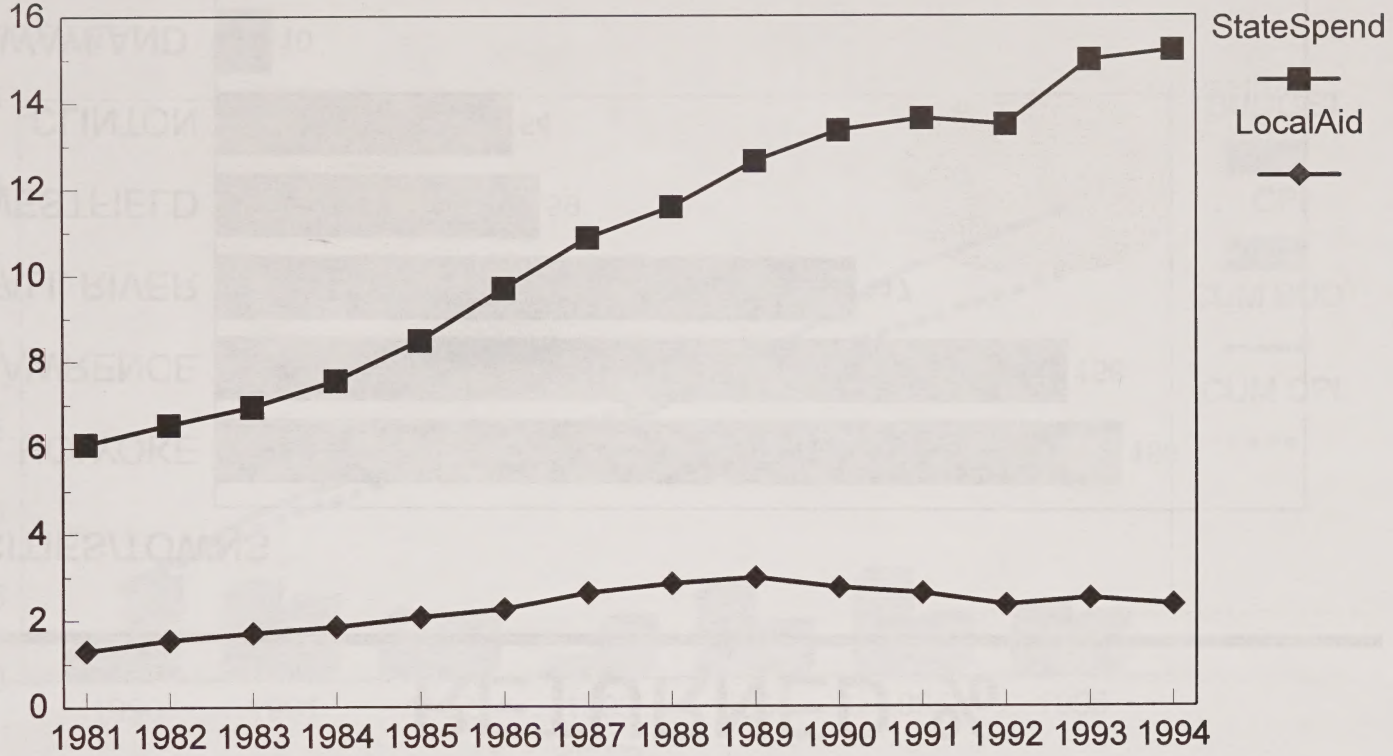


CHART 2

STATE TAXES PAID/STATE AID RETURNED %

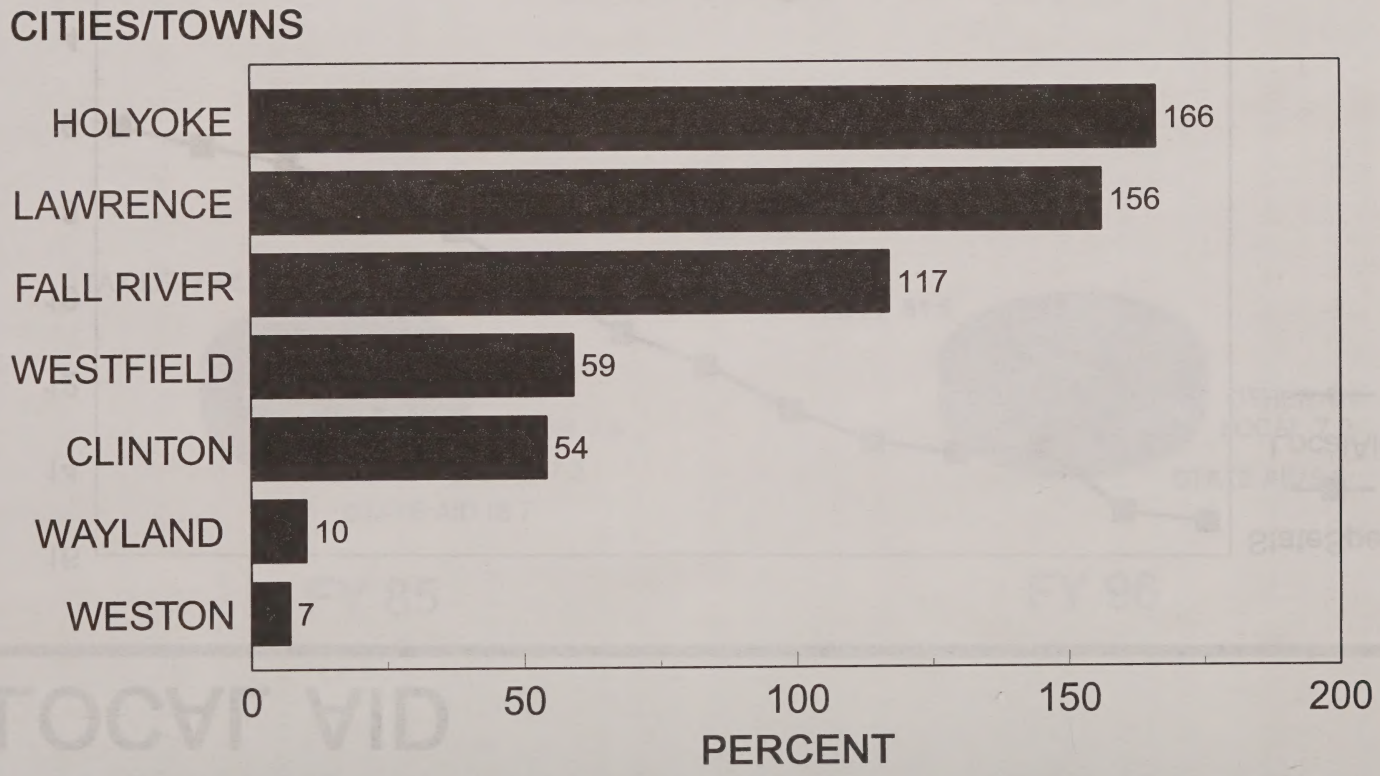


CHART 3

TOWN OP BUDGET / C. P. I.

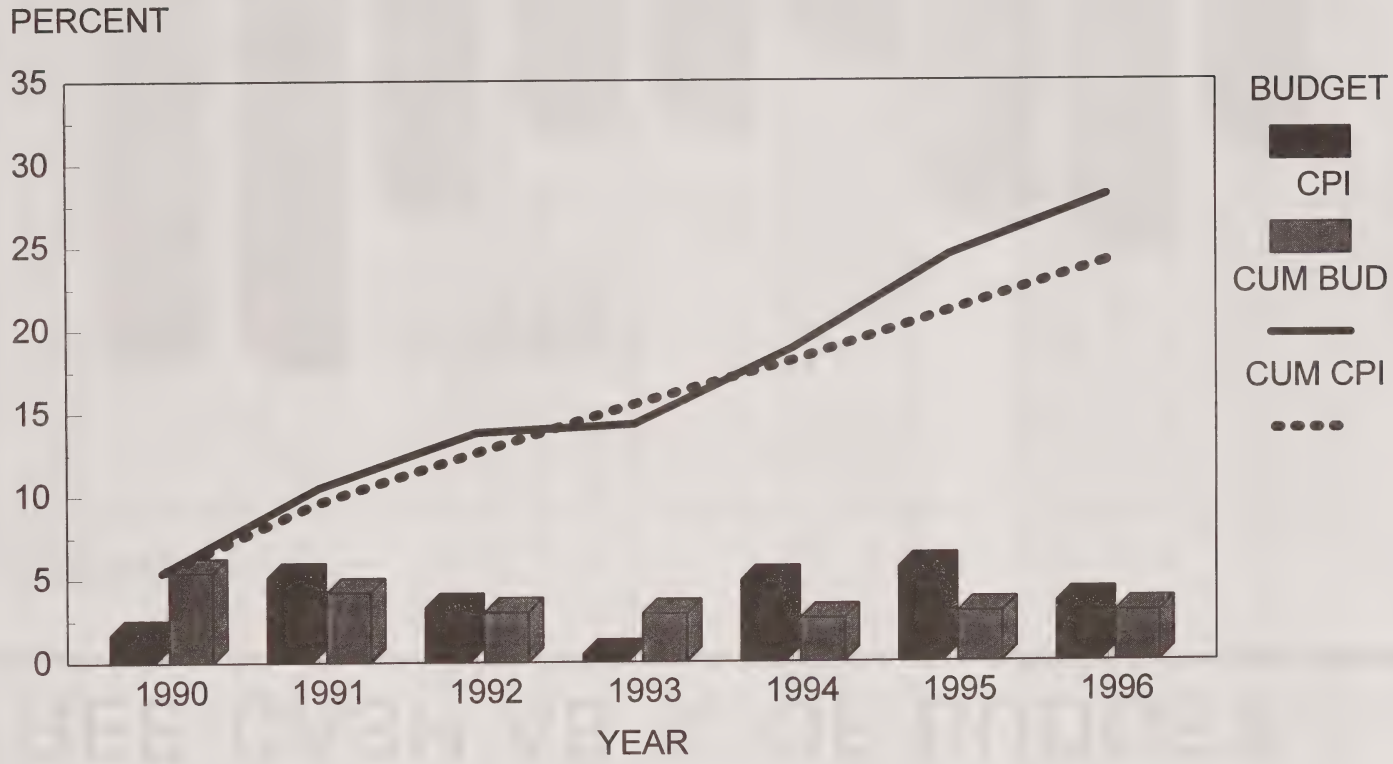


CHART 4

FREE CASH AS % OF BUDGET

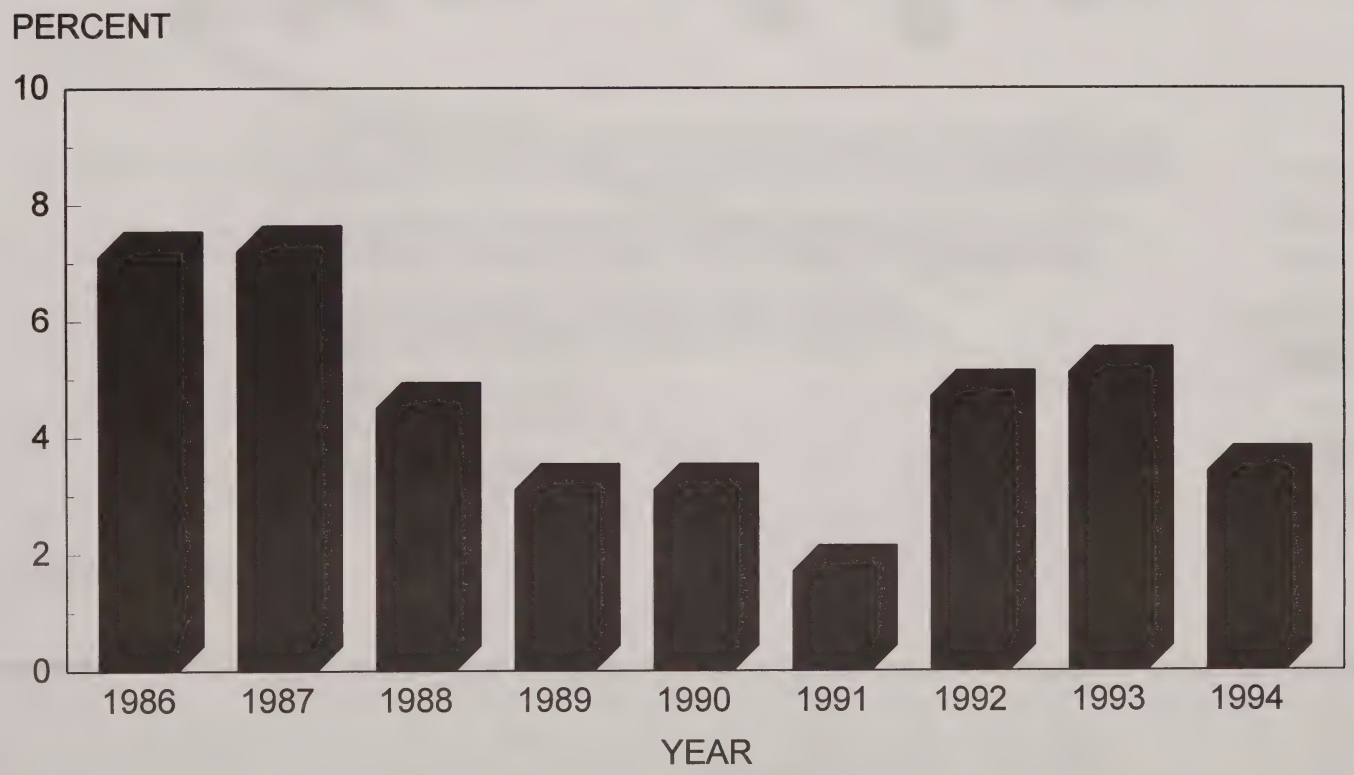


CHART 5

CAPITAL BUDGET REPORT AND PROGRAM
1996 - 2000

Introduction

Capital spending is part of the overall financial plan for the Town which the Finance Committee prepares each year. The plan comprises the Operating Budget, the Capital Budget and funds for articles as well as estimates of the various revenues received throughout the year. Capital expenditures are an important part of providing services to the Town. Many services depend upon capital expenditures for such things as buildings, plants, and equipment to provide their service. The accompanying report is the starting point for capital expenditures in coming years. It summarizes requests made by the various departments, boards, and commissions for capital expenditure they foresee in the next five years. It is a way to gain visibility across the entire town of capital spending needs. Presence in the report does not necessarily predetermine that the expenditure will be made. The planning horizon this year takes the Town to the edge of the next century.

Charge

The 1992 Annual Town Meeting passed Article 20 of that Warrant which added to the Finance Committee's charge the responsibility to "... prepare and present to the annual town meeting a five-year capital improvement program for the town, which shall include the construction and reconstruction of capital assets (such as municipal buildings, recreational facilities, roads and landfills) and acquisition of land, equipment and vehicles, and other personal property, and shall make recommendations to the appropriate authorities proposing such improvements." This report and the accompanying table respond to that charge.

Process

The process of preparing the capital improvement plan has remained fundamentally the same for 15 years in Wayland. It begins with a request for a five-year forecast of capital needs issued to all Departments, Boards and Commissions asking for an estimate of their needs for capital in that time frame. These needs are reviewed, prioritized and assembled into a report to the Town. For the upcoming fiscal year the capital expenditures are fitted into the budget and are voted on by Town Meeting. Needless to say, there are always more needs and requests than can be readily accommodated with the available funds. In earlier times (*i.e.*, before Prop 2 ½) except for major projects such as schools, capital spending was done from the Town's E&D account. More recently capital expenditures have been accomplished through borrowing.

Nature of Capital

The capital needs fall roughly into four categories: Equipment, Buildings, Land and Roads. Equipment ranges from trucks and backhoes for departments such as Water and Highway to buses and computers for the schools, to fire trucks and police cars, to mowers and snow blowers for the Park and Recreation Department, to radio equipment, to cars and pickups, wherever needed. Buildings divide between Schools and Town. The School Department is concerned with all of its school buildings while the town side is responsible for the Town Building, the Public Safety Buildings, the Library, the Highway and Park garages and sheds, and several other lesser buildings. The Water Department is responsible for its buildings, tanks and wells. Land acquisitions are capital needs. Over the years land acquisitions have generally been for school buildings, conservation purposes, land fill, tax title, and roads. Acquisitions for housing purposes are generally done by the Housing Authority which is not part of Town government. Road expenditures generally fall into the category of reconstruction where rebuilding of the road goes beyond routine maintenance. Roads are accepted by the Town on an ongoing basis but generally do not require capital, only more money for maintenance.

Accomplishments

In recent years the Town has executed several major capital projects: the addition to the Library, the reconstruction of a number of badly deteriorated roads, the construction of a new cell at the landfill, and the renovation of the Town Building and School buildings. Each of these projects was funded through a bonded indebtedness override vote by the Wayland electorate.

Future Needs

The next major project may well be the Town's Public Safety Building. A committee is working to analyze the needs in the building and is examining various alternatives for action. Road repair and reconstruction work are by no means complete and the Highway Commissioners have begun to consider how another road program might be done. Road betterments require capital as well. The rules for landfill operation require that caps be placed over completed cells. An article to be considered this year is directed to examine if the Highway/Park Garage should be replaced. Park and Recreation is considering plans for refurbishing and upgrading the Town's playing fields. Land for conservation purposes becomes available at disturbingly unpredictable intervals. The Town's master plan for conservation protection has for a great many years identified parcels in town that have conservation merit. The Conservation Commission has an ongoing need to be prepared to act when one of these parcels is available. The accompanying table identifies capital needs as identified by a number of Town departments.

This year's requests

The following list of items, included at the end of the budget, enumerates items which have been deemed to have the highest priority and are being recommended to Town Meeting for acquisition.

Equipment

- Highway - Fuel Depot
- Highway - Garage Floor Drains
- Highway - Backhoe
- Highway - Ten-Ton Dump Truck
- Highway - Sidewalk Plow
- Surveyor - GIS Computer Upgrade
- Police/Fire - Computer Upgrade
- Fire - Air Packs
- Fire - Ambulance
- Dog Officer - Van
- Park & Recreation - (2) One-Ton Dump Trucks w. Plow
- Park & Recreation - Mower with Blower
- Water - (2) ½-Ton Dump Trucks
- Water - ¾-Ton Dump Truck

Also

- Town computer system replacement
- Water distribution system repairs and improvements

Capital by Department	1996	1997	1998	1999	2000	5 year Total
DATA PROCESSING						
Computer and Software Upgrade	250,000					250,000
Data Processing Subtotal	250,000	0	0	0	0	250,000
CONSERVATION COMMISSION						
Land Acquisition Fund (1)		10,000	10,000	10,000	10,000	40,000
Pickup Truck (2)		10,000				10,000
Conservation Subtotal	0	20,000	10,000	10,000	10,000	50,000
SELECTMEN						
Engineering Computer Upgrade	22,000		5,000	12,000		39,000
Dog Officer Van	17,000					17,000
Selectmen Subtotal	39,000	0	5,000	12,000	0	56,000
POLICE DEPARTMENT						
Police Cars	70,000	70,000	70,000	70,000	70,000	350,000
Computer Upgrade	25,000					25,000
Police Subtotal	95,000	70,000	70,000	70,000	70,000	375,000
FIRE DEPARTMENT						
Scott Air Packs	8,000					8,000
Ambulance	75,000					75,000
Pumper		175,000				175,000
Car Replacement #1		20,000				20,000
Car Replacement #2			40,000			40,000
Fire Subtotal	83,000	195,000	40,000	0	0	318,000
HIGHWAY DEPARTMENT						
Fuel Depot Replacement	50,000					50,000
Garage Floor Drains	50,000					50,000
Backhoe	60,000					60,000
Ten Ton Dump Truck	78,000					78,000
Sidewalk Plow	68,000					68,000
Expand Garage Bay		150,000				150,000
Garage Lifts		50,000				50,000
Heavy Duty Trailer		22,000				22,000
One Ton Dump		30,000				30,000
Ten Ton Dump			70,000			70,000
Sprinkler System			50,000			50,000
Skid Steer Loader			28,000			28,000
Sidewalk Plow			65,000			65,000
Ten Ton Roller			15,000			15,000
Salt Shed				80,000		80,000
Ten Ton Dump Truck				70,000		70,000
Ten Ton Dump Truck				70,000		70,000
One Ton Maintenance Truck				33,000		33,000
Front End Loader					110,000	110,000
Street Sweeper					110,000	110,000
Utility Truck					30,000	30,000
One Ton Pickup Truck					25,000	25,000
Highway Subtotal	306,000	252,000	228,000	253,000	275,000	1,314,000

Capital by Department	1996	1997	1998	1999	2000	5 year Total
LANDFILL						
Roll off Truck				100,000		100,000
Skid Steer Loader				35,000		35,000
Crawler Loader					110,000	110,000
One Ton Rack Body					35,000	35,000
Roll off Containers					30,000	30,000
Landfill Subtotal	0	0	0	135,000	175,000	310,000
PARK & RECREATION						
One Ton Dump/plow	33,700					33,700
One Ton Dump/plow	29,500					29,500
Mower/Blower	22,800					22,800
One Ton Dump/plow		30,000				30,000
Gang Mowers			40,000			40,000
One Ton Dump/plow				32,000		32,000
Park & Rec. Subtotal	86,000	30,000	40,000	32,000	0	188,000
SCHOOL DEPARTMENT						
School Handicap Access	25,000					25,000
School Computers	90,000					90,000
Site Renovations	150,000					150,000
School Building Repairs		92,000	156,000			248,000
School Furniture		150,000	130,000	200,000		480,000
Vehicles		20,000	20,000			40,000
						0
School Subtotal	265,000	262,000	306,000	200,000	0	1,033,000
Departments Subtotal	1,124,000	829,000	699,000	712,000	530,000	3,894,000

(1) Conservation Master Plan identifies numerous parcels of land that are candidates for acquisition when they become available. It is uncertain when that will be but when and if they do, money is needed for the acquisition.

(2) These vehicle needs may be filled by passing a police vehicle along instead of trading.

Separate Funds

WATER DEPARTMENT						
Baldwin Pond Controls	45,000					45,000
Happy Hollow Controls/Elect	40,000					40,000
Meadowview,Electrical	25,000					25,000
Campbell Road Electrical	28,000					28,000
Reeves Hill BBS upgrade	130,000					130,000
Reeves Hill Bps Controls	10,000					10,000
PRV on Four Corners		40,000				40,000
Meter Replacements	200,000	200,000	200,000			600,000
SCADA System		95,500				95,500
Phase one distribution						
Glezen Lane , Old Sudbury to Concord		336,000				336,000
Millbrook from Old Sudbury to Glen	176,000					176,000

Capital by Department	1996	1997	1998	1999	2000	5 year Total
Plain Road from Draper to Boston Post			320,000			320,000
Phase two distribution						
Glezen from Concord to Hazelbrook				324,000		324,000
Concord from Old Sudbury to Plain				156,000		156,000
Claypit from Adams to Decatur			104,000			104,000
Old Conn from W. Plain to Indian					316,000	316,000
E Plain from Main to Commonwealth					204,000	204,000
Loker from Hobbs to Thompson		55,250				55,250
Corrosion Control						
Baldwin Pond				49,000		49,000
Happy Hollow Wells			58,400			58,400
Meadowview Wells			38,200			38,200
Campbell Road Wells				49,000		49,000
Chamberlain Well			38,000			38,000
Water Subtotal	654,000	726,750	758,600	578,000	520,000	3,237,350
SEPTAGE TREATMENT						
Capital Replacement	445,000		400,000			845,000
Septage Subtotal	445,000	0	400,000			845,000

Summary of Departments	1996	1997	1998	1998	2000	5 yr total
Data Processing	250,000	0	0	0	0	250,000
Conservation Commission	0	20,000	10,000	10,000	10,000	50,000
Selectmen	39,000	0	5,000	12,000	0	56,000
Police Department	95,000	70,000	70,000	70,000	70,000	375,000
Fire Department	83,000	195,000	40,000	0	0	318,000
Highway Department	306,000	252,000	228,000	253,000	275,000	1,314,000
Landfill	0	0	0	135,000	175,000	310,000
Park & Recreation	86,000	30,000	40,000	32,000	0	188,000
School Department	265,000	262,000	306,000	200,000	0	1,033,000
Total of Departments	1,124,000	829,000	699,000	712,000	530,000	3,894,000
Effect of Dept Cap. on Tax Rate	$0.86	$0.63	$0.54	$0.54	$0.41	$2.98

Non-Departmental						
Water Department	654,000	726,750	758,600	578,000	520,000	3,237,350
Septage Treatment	445,000	0	400,000	0	0	845,000
	1,099,000	726,750	1,158,600	578,000	520,000	4,082,350

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. *Town of Wayland*

*** * * WARRANT * * ***

To any of the Constables of the Town of Wayland, Greetings:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify all residents of the Town of Wayland who shall be qualified to vote in accord with the provisions of Massachusetts General Laws, Chapter 51, Section 1, to come to their respective polling places (Precincts 1 and 4 in the Gymnasium of the Town Building and Precincts 2 and 3 in the Gymnasium of the Middle School) on:

TUESDAY, APRIL 25, 1995, BETWEEN 7:00 A.M. and 8:00 P.M.

to choose the following Town officers by ballot from Wayland's registered voters for the following terms of office:

One Assessor for one year;

One Road Commissioner,
One Water Commissioner,
each for two years;

One Selectman, one School Committee member, one Assessor,
two Road Commissioners, one Water Commissioner, one member of
the Board of Health, one Commissioner of Trust Funds, two Library
Trustees, two Park and Recreation Commissioners,
each for three years;

One member of the Planning Board,
One member of the Housing Authority,
each for five years;

As well as such other Town Officers as may be necessary;

You are also required to notify all such residents of Wayland to meet in the High School Field House on:

Thursday, April 27, 1995 at 7:45 P.M.

to act on the following Articles:

ARTICLE 1: HEAR REPORTS

Proposed by: Board of Selectmen

To receive and act upon reports of Town officers, agents, trustees, commissioners, boards, and committees.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority.

ARTICLE 2: CHOOSE TOWN OFFICERS

Proposed by: Board of Selectmen

To choose Town officers, agents, trustees, councils, commissioners, boards, and committees not elected by the official ballot.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority - see Massachusetts General Laws Chapter 41, Section 1.

ARTICLE 3: AMEND PERSONNEL BY-LAWS AND WAGE AND SALARY CLASSIFICATION PLAN

Proposed by: Personnel Board

To determine whether the Town will vote to amend the Personnel By-Laws and the Wage and Salary Classification Plan previously adopted by the Town by making the following additions, deletions or modifications thereto, and by establishing effective dates for such amendments.

ADMINISTRATIVE AND PROFESSIONAL
NON-UNION

G-Schedule

Effective January 1, 1995

	1	2	3	4	5	6	7	8
G-1	$42,813	$43,730	$44,647	$45,564	$46,481	$47,398	$48,315	$49,232
G-2	$44,525	$45,479	$46,433	$47,387	$48,341	$49,295	$50,249	$51,203
G-3								
G-4	$53,858	$55,012	$56,166	$57,320	$58,474	$59,628	$60,782	$61,936
G-5	$56,011	$57,211	$58,411	$59,611	$60,811	$62,011	$63,211	$64,411
G-6	$60,320	$61,613	$62,906	$64,199	$65,492	$66,785	$68,078	$69,371

	9	10	11	12	13	14	15
G-1	$50,149	$51,066	$51,983	$52,900	$53,817	$54,734	$55,657
G-2	$52,157	$53,111	$54,065	$55,019	$55,973	$56,927	$57,882
G-3							
G-4	$63,090	$64,244	$65,398	$66,552	$67,706	$68,860	$70,015
G-5	$65,611	$66,811	$68,017	$69,211	$70,411	$71,611	$72,814
G-6	$70,664	$71,957	$73,250	$74,543	$75,836	$77,129	$78,416

SG-4*

Effective January 1, 1995

1	2	3	4	5	6	7	8
$27,397	$27,984	$28,571	$29,158	$29,745	$30,332	$30,919	$31,506

9	10	11	12	13	14	15
$32,093	$32,680	$33,267	$33,854	$34,441	$35,028	$35,616

*New Position: Board of Health, Health Sanitarian postion SG5-S1

OFFICE STAFF
NON-UNION

Effective January 1, 1995

GRADE	MINIMUM	STEP 1	STEP 2	STEP 3
S-12	$23,101	$24,064	$25,027	$25,989
S-13	$24,011	$25,011	$26,011	$27,012
S-14	$24,969	$26,009	$27,049	$28,090
S-15	$25,940	$27,021	$28,102	$29,183
S-16	$26,994	$28,119	$29,244	$30,368
S-17	$28,063	$29,232	$30,401	$31,571
S-18	$29,218	$30,435	$31,652	$32,870

CURRENT NON-UNION OFFICE STAFF POSITIONS

	Effective July 1, 1994				Effective January 1, 1995			
	Starting Hourly Rate	Step 1	Step 2	Step 3	Starting Hourly Rate	Step 1	Step 2	Step 3
Hrly. Sen. Sec. Aide	$9.09				$9.32			
Hrly. Sec. Aide	$8.02				$8.22			
Student Sec. Aide	$5.27	$5.92	$6.58	$7.25	$5.40	$6.07	$6.75	$7.43

INSPECTORS - HEALTH AND BUILDING INSPECTION - NON-UNION

	Effective July 1, 1994		Effective January 1, 1995	
Position	Hourly Pay Rate	Weekly Pay Rate	Hourly Pay Rate	Weekly Pay Rate
Hrly. Health Inspector	$14.97		$15.34	
Gas & Plumbing Inspector	$14.97		$15.34	
Asst. Building Inspector	$14.97		$15.34	
Wiring Inspector		$196.35		$201.26

LIBRARY - NON-UNION

	Effective July 1, 1994	Effective January 1, 1995
Grade	Hourly Pay Rate	Hourly Pay Rate
Library Page	$6.32	$6.48

PARK AND RECREATION - NON-UNION

		Effective July 1, 1994				Effective January 1, 1995			
Grade	Title	Minimum	1 Year	2 Years	3 Years	Minimum	1 Year	2 Years	3 Years
Hourly	Seasonal Laborer		$9.45	$9.92	$10.40		$9.69	$10.17	$10.66
Hourly	Beach Director		$12.43	$13.66	$14.91		$12.74	$14.00	$15.29
Hourly	Beach Supervisor		$11.16	$12.43	$13.66		$11.44	$12.74	$14.00
Hourly	Head Lifeguard		$9.33	$9.92	$10.56		$9.56	$10.17	$10.82
Hourly	Beach Police		$6.60	$7.02	$7.45		$6.77	$7.20	$7.64
Hourly	Swin Aide		$5.60	$6.22	$6.52		$5.74	$6.38	$6.68
Hourly SG-4	Fee Support Program Administrator	$13.17	$13.56	$13.96	$14.38	$13.50	$13.90	$14.31	$14.74

JOINT COMMUNICATIONS - NON-UNION

		Effective July 1, 1994				Effective January 1, 1995			
GRADE	TITLE	Starting Salary	Step 1	Step 2	Step 3	Starting Salary	Step 1	Step 2	Step 3
S-14	Working Supervisor	$23,881	$24,811	$25,820	$26,842	$24,479	$25,431	$26,465	$27,513

POLICE - NON-UNION

		Effective July 1, 1994				Effective January 1, 1995			
GRADE	TITLE	Starting Salary	Step 1	Step 2	Step 3	Starting Salary	Step 1	Step 2	Step 3
P-4	Lieutenant	$38,694	$40,653	$42,702	$44,858	$39,661	$41,669	$43,769	$45,980

HIGHWAY - NON-UNION

		Effective July 1, 1994				Effective January 1, 1995			
GRADE	TITLE	Starting Salary	Step 1	Step 2	Step 3	Starting Salary	Step 1	Step 2	Step 3
Hourly PT Labor	Solid Waste Facility Monitor	$8.98	$9.45	$9.92	$10.40	$9.20	$9.69	$10.17	$10.66
Hourly PT Labor	Waste Water Facility Monitor	$8.98	$9.45	$9.92	$10.40	$9.20	$9.69	$10.17	$10.66

WATER - NON-UNION

		Effective July 1, 1994				Effective January 1, 1995			
GRADE	TITLE	Starting Salary	Step 1	Step 2	Step 3	Starting Salary	Step 1	Step 2	Step 3
WF-1	Water Foreman	$15.48	$16.02	$16.58	$17.16	$15.86	$16.42	$17.00	$17.59

PART-TIME SEASONAL AND OTHER NON-UNION POSITIONS

	Effective July 1, 1994		Effective January 1, 1995	
TITLE	Rate	Per	Rate	Per
School Traffic Supervisors	$4,711.16	Year	$4,828.94	Year
School Traffic Substitutes	$27.02	Day	$27.69	Day
Special Police Matrons	$12.25	Hour	$12.55	Hour
Call Firefighters	$12.25	Hour	$12.55	Hour
Temporary Custodians	$9.58	Hour	$9.82	Hour
JCC Dispatcher	$8.70	Hour	$8.92	Hour
Police Intern	$6.32	Hour	$6.48	Hour
Water Meter Reader	.69/.81	Meter	.71/.83	Meter

HIGHWAY - UNION

Effective January 1, 1995

GRADE	MINIMUM	STEP 1	STEP 2	STEP 3
H-5	$12.16	$12.52	$12.94	$13.32
H-6	$12.52	$12.94	$13.32	$13.82
H-7	$12.94	$13.32	$13.82	$14.22
H-8	$13.32	$13.82	$14.22	$14.73
H-9	$13.84	$14.22	$14.73	$15.22
H-10	$14.22	$14.73	$15.22	$15.72
H-11	$14.73	$15.22	$15.72	$16.26

FIRE - UNION

Effective January 1, 1995

F-6				$44,606	Deputy
F-5	$36,262	$37,516	$38,826	$40,185	Captain
F-4	$34,977	$36,118	$37,361	$38,652	Elec./Mech.
F-3	$33,115	$34,160	$35,451	$36,688	Lieutenant
F-2	$32,078	$33,163	$34,920	$35,458	Clerk
F-1	$29,966	$31,003	$32,077	$33,189	Firefighter

WATER - UNION

Effective January 1, 1995

GRADE	MINIMUM	STEP 1	STEP 2	STEP 3
WS-11	$24,153.15	$25,179.71	$26,055.53	$27,027.35
WS-15	$27,988.23	$28,907.92	$30,107.52	$31,218.67
FOREMAN	$32,234.00	$33,776.00	$35,318.00	$36,862.00

PARK AND RECREATION - UNION

Effective January 1, 1995

	MINIMUM	After 1 Yr	After 2 Yrs	After 3 Yrs
P&R 1	$11.34	$11.69	$12.06	$12.49
P&R 2	$11.69	$12.06	$12.49	$12.90
P&R 3	$12.90	$13.27	$13.76	$14.20
P&R 4	$13.76	$14.20	$14.77	$15.17
P&R 6	$14.77	$15.17	$15.69	$16.22

LIBRARY - UNION

L Schedule
Effective January 1, 1995

Step		L-1	L-2	L-3	L-4	L-5
1	Annual	$21,749.01	$23,487.84	$25,368.36	$27,397.17	$29,588.54
	Weekly	$418.25	$451.69	$487.85	$526.86	$569.01
	Hourly	$11.95	$12.91	$13.94	$15.05	$16.26
2	Annual	$22,214.75	$23,992.02	$25,912.08	$27,984.83	$30,223.44
	Weekly	$427.20	$461.39	$498.31	$538.17	$581.21
	Hourly	$12.20	$13.18	$14.24	$15.38	$16.61
3	Annual	$22,680.49	$24,495.10	$26,454.71	$28,571.39	$30,857.24
	Weekly	$436.17	$471.06	$508.74	$549.45	$593.41
	Hourly	$12.47	$13.46	$14.53	$15.70	$16.96
4	Annual	$23,146.22	$24,998.18	$26,998.43	$29,159.06	$31,491.03
	Weekly	$445.12	$480.73	$519.20	$560.75	$605.60
	Hourly	$12.72	$13.73	$14.83	$16.03	$17.30
5	Annual	$23,613.06	$25,501.27	$27,542.16	$29,745.62	$32,124.83
	Weekly	$454.09	$490.41	$529.65	$572.03	$617.78
	Hourly	$12.97	$14.02	$15.14	$16.34	$17.65
6	Annual	$24,078.79	$26,005.45	$28,085.88	$30,332.18	$32,759.73
	Weekly	$463.06	$500.11	$540.11	$583.31	$630.00
	Hourly	$13.23	$14.29	$15.43	$16.66	$18.00
7	Annual	$24,544.53	$26,508.53	$28,629.61	$30,919.85	$33,393.52
	Weekly	$472.01	$509.78	$550.57	$594.62	$642.18
	Hourly	$13.49	$14.57	$15.73	$16.99	$18.34
8	Annual	$25,010.27	$27,011.62	$29,173.34	$31,506.41	$34,027.32
	Weekly	$480.97	$519.45	$561.03	$605.90	$654.37
	Hourly	$13.74	$14.84	$16.03	$17.31	$18.70
9	Annual	$25,477.10	$27,514.70	$29,715.96	$32,094.07	$34,661.12
	Weekly	$489.95	$529.13	$571.46	$617.19	$666.56
	Hourly	$13.99	$15.11	$16.32	$17.63	$19.05
10	Annual	$25,942.84	$28,018.88	$30,259.69	$32,680.64	$35,294.91
	Weekly	$498.90	$538.83	$581.92	$628.47	$678.74
	Hourly	$14.26	$15.40	$16.63	$17.96	$19.39
11	Annual	$26,408.57	$28,521.96	$30,803.41	$33,268.30	$35,928.71
	Weekly	$507.86	$548.50	$592.38	$639.77	$690.94
	Hourly	$14.51	$15.67	$16.93	$18.28	$19.74
12	Annual	$26,875.41	$29,025.05	$31,348.24	$33,854.87	$36,563.61
	Weekly	$516.84	$558.17	$602.85	$651.05	$703.14
	Hourly	$14.76	$15.95	$17.22	$18.60	$20.09
13	Annual	$27,341.15	$29,528.13	$31,890.86	$34,442.53	$37,197.40
	Weekly	$525.79	$567.85	$613.29	$662.36	$715.33
	Hourly	$15.03	$16.22	$17.52	$18.93	$20.44

LIBRARY - UNION

L Schedule
Effective January 1, 1995

Step		L-1	L-2	L-3	L-4	L-5
14	Annual	$27,806.88	$30,032.31	$32,434.59	$35,029.09	$37,831.20
	Weekly	$534.75	$577.55	$623.75	$673.64	$727.53
	Hourly	$15.28	$16.50	$17.82	$19.24	$20.78
15	Annual	$28,273.72	$30,535.39	$32,978.31	$35,616.76	$38,466.10
	Weekly	$543.73	$587.22	$634.20	$684.94	$739.73
	Hourly	$15.53	$16.77	$18.12	$19.57	$21.13

Step		L-C
Minimum	Annual	$20,836.67
	Weekly	$400.71
	Hourly	$11.45
After 1 Yr	Annual	$21,612.17
	Weekly	$415.61
	Hourly	$11.87
After 2 Yrs	Annual	$22,384.04
	Weekly	$430.47
	Hourly	$12.30
After 3 Yrs	Annual	$23,201.95
	Weekly	$446.20
	Hourly	$12.75
After 4 Yrs	Annual	$24,056.21
	Weekly	$462.62
	Hourly	$13.21
After 5 Yrs	Annual	$24,939.55
	Weekly	$479.61
	hourly	$13.71

LIBRARY - HOURLY CLERKS - NON-UNION

Effective July 1, 1994

STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	STEP 8
$9.09	$9.29	$9.49	$9.69	$9.88	$10.08	$10.27	$10.48
STEP 9	STEP 10	STEP 11	STEP 12	STEP 13	STEP 14	STEP 15	
$10.67	$10.87	$11.06	$11.25	$11.46	$11.65	$11.85	

Effective January 1, 1995

STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	STEP 8
$9.32	$9.52	$9.73	$9.93	$10.13	$10.33	$10.53	$10.74
STEP 9	STEP 10	STEP 11	STEP 12	STEP 13	STEP 14	STEP 15	
$10.94	$11.14	$11.34	$11.54	$11.75	$11.95	$12.15	

FINANCE COMMITTEE COMMENTS: This is the customary article provided by the Personnel Board. It consists of the annual changes to the Wage and Salary Classification Plan under Article III of the Personnel By-law. Most union contracts which are in effect provide for a 2.5% increase effective July 1, 1994 and a 2.5% increase effective January 1, 1995. The union salary increases are reflected in the listing above. In addition, the article reflects step increases effective as of each employee's anniversary date.

ARGUMENTS IN FAVOR: The changes in the Wage and Salary Classification Plan implement the binding contracts in place after union negotiation.

ARGUMENTS OPPOSED: The Finance Committee is not aware of any.

RECOMMENDATION: The Finance Committee recommends approval.

QUANTUM OF VOTE: Majority - see Massachusetts General Laws Chapter 41, Section 108A.

ARTICLE 4: CURRENT YEAR TRANSFER

Proposed by: Finance Committee *Estimated Cost: $360,000*

To determine whether the Town will vote to appropriate a sum or sums of money for the operation and expenses of various Town departments for the current fiscal year; to determine whether such appropriations shall be provided by transfer from unappropriated available funds, by transfer of funds already appropriated for another purpose, by funds received as grants from the Commonwealth or Federal Government, by borrowing or otherwise; and to determine what Town officer, board, or committee, or combination of them, shall be authorized to expend the money or monies appropriated therefor.

FINANCE COMMITTEE COMMENTS:

Snow Removal: This transfer is necessary to cover sand purchases necessitated by the town being unable to mine sand at the Lord property. However, snow removal costs are vastly reduced this year, so it may be possible to reduce this item by amendment at Town Meeting.

Schools: Increases in school enrollments and significant increases in special education costs were higher than expected and, despite very significant decreases in other areas imposed in early November, the School Department requires these funds to meet its obligations through June 30.

Reserve for Summer Salaries: This will further reduce this liability to $339,000 from its original amount of $675,000 in FY92. Beginning next year this balance of $339,000 will be reduced by some $24,000 per year.

Reserve Fund: This will restore the Reserve Fund for emergency purposes to the level necessary to meet any unforeseen or extraordinary events between now and June 30.

Reserve for Salary Settlements: These funds are needed to fully fund settlements of 2.5% and 2.5% already negotiated for most unions and to provide funds for those settlements from negotiations still in progress.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority - see Massachusetts General Laws Chapter 40, Section 5, and Chapter 44, Section 33B. For borrowing, two-thirds - see Chapter 44, Section 7.

CURRENT YEAR TRANSFERS FY 95

SNOW REMOVAL	
SAND PURCHASE	$35,000
SCHOOLS	
SCHOOL AREA 1	$180,000
TOTAL SCHOOLS	$180,000
RESERVE FOR SUMMER SALARIES	$25,000
UNCLASSIFIED	
RESERVE FUND	$40,000
RESERVE FOR SALARY SETTLEMENTS	$80,000
TOTAL CURRENT YEAR TRANSFERS	$360,000

FUNDING SOURCES:	
INSURANCE GENERAL	$25,000
FREE CASH	$335,000
TOTAL SOURCES	$360,000

ARTICLE 5: FY 96 OMNIBUS BUDGET

Proposed by: Finance Committee

To determine what sum of money the Town will appropriate for the operation and expenses of the Town, including capital expenditures for equipment, improvements or other purposes, and to determine whether such appropriation shall be provided by taxation, by transfer from unappropriated funds, by transfer of funds already appropriated for another purpose, by borrowing or otherwise.

FINANCE COMMITTEE COMMENTS: See Finance Committee report for budget information.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority - see Massachusetts General Laws Chapter 40, Section 5, and Chapter 44, Section 33B.

Motion Under Article 5.

For what it considers to be the proper management of the Town and its finances, the Finance Committee makes the following recommendations, and they are, therefore, incorporated under the motion to be made under Article 5 at the Annual Town Meeting, as follows:

"That the Executive Secretary be charged with responsibility for (1) the operation, maintenance, and administration of the Wayland Town Building, the Public Safety Building, and the Cochituate Town Building, their equipment, and their grounds, as well as (2) the supervision, except for matters relating to policy, of all employees in those buildings, other than elected officials, non-salaried appointed officials, and employees of the School Department;

That the operation of the landfill be under the supervision of the Road Commissioners;

That the appropriation under Conservation Commission for "Conservation Fund" be maintained as a fund against future purchases and not be expended without future vote of the Finance Committee and Board of Selectmen;

That all purchases of data processing equipment be submitted to the Information Systems Committee for approval before such purchase is made;

That the appropriation for 'Hydrant Rental' of $18,000 for the Water Department granted in the budget be transferred to 'Water Available Surplus';

That the Office of the Town Clerk be continued on a salary basis and that all fees from whatever source derived be turned over to the Town as Town income;

That all fees, wages, or payments made to the Tree Warden, from whatever source, be turned over to the Town as Town income;

That the Director of Youth and Adolescent Services and Staff be under the jurisdiction of the Youth Advisory Committee which shall report to the Town on the activities of the Director of Youth and Adolescent Services and Staff at the Annual Town Meeting. The Director of Youth and Adolescent Services and Staff will receive administrative support from the School Department."

	FISCAL 96 BUDGET	EXPENDED FY 1994	APROPRIATED FY 1995	REQUESTED FY 1996
	SELECTMEN			
1	SALARIES	$500	$500	$500
2	EXPENSE	$4,225	$2,780	$2,900
3	OTHER,METRO WEST	$2,360	$4,220	$4,803
4	MASS MUNICIP DUES	$2,557	$2,900	$2,850
5	JCC STUDY	$5,000	$0	$0
	TOTAL SELECTMEN	$14,642	$10,400	$11,053
	CIVIL DEFENSE			
6	SALARY	$3,009	$2,500	$2,500
7	EQUIP, AMMO, SUPPLIES	$5,206	$5,858	$5,858
8	UNIFORMS	$1,072	$930	$930
	TOTAL CIVIL DEFENSE	$9,287	$9,288	$9,288
	TOWN OFFICE			
	SALARIES:			
	EXECUTIVE SECRETARY		$70,105	$62,595
	PERSONNEL DIRECTOR		$26,193	$42,813
	FIN. DIR./TOWN ACCT.		$64,317	$69,211
	OFFICE ADMIN		$30,547	$31,886
	S. SCHEDULE		$27,810	$30,706
	CLERICAL		$67,495	$72,743
	OVERTIME/LONGEVITY		$2,000	$2,000
9	TOTAL SALARIES	$261,018	$288,467	$311,954
10	EXPENSE	$46,184	$43,800	$43,800
11	SAFETY IMPROV PROJECT	$48	$0	$0
12	EQUIPMENT	$3,318	$5,000	$5,000
13	TELEPHONES	$31,106	$32,000	$32,000
14	CONTRACT SERVICES	$28,000	$16,500	$10,500
15	ENERGY COMMITTEE 82	$218	$0	$0
	TOTAL TOWN OFFICE	$369,892	$385,767	$403,254
	WAYLAND TOWN BUILDING			
16	SALARIES	$56,435	$59,323	$62,178
17	BUILDING UTILITIES	$71,395	$71,500	$93,000
18	EXPENSE	$25,391	$22,100	$22,100
	TOTAL TOWN BUILDING	$153,221	$152,923	$177,278
	OTHER TOWN BUILDG-COCHIT			
19	EXPENSES	$10,469	$16,500	$16,500
	DATA PROCESSING			
	MANAGER	$48,002	$31,230	$34,669
	COMPUTER OPERATOR	$1,100	$1,100	$1,100
20	TOTAL SAL	$49,102	$32,330	$35,769
	EXPENSES			
21	FORMS,SUPPLIES	$21,390	$19,100	$21,490
22	EDUCATION/TRAVEL	$712	$1,100	$150

	FISCAL 96 BUDGET	EXPENDED FY 1994	APROPRIATED FY 1995	REQUESTED FY 1996
	EQUIPMENT			
23	RENTAL AND REPAIRS	$14,137	$12,750	$14,600
24	NEW APPLICATIONS	$0	$3,500	$5,000
25	PROFESSIONAL SERVICES	$13,852	$14,400	$14,800
	TOTAL DATA PROCESSING	$99,193	$83,180	$91,809
	TREASURER/COLLECTOR			
	TREASURER/COL. SALARY	$40,989	$43,534	$46,473
	CLERICAL SALARY	$47,151	$63,571	$67,435
26	TOTAL SALARIES	$88,140	$107,105	$113,908
	EXPENSES:			
27	OPERATING EXPENSE	$1,966	$2,267	$3,367
28	TAX TITLE EXPENSE	$5,765	$6,080	$8,460
29	EXCISE TAX PROGRAM	$1,500	$0	$0
30	BANKING SERVICES	$12,926	$14,353	$13,579
31	LOCK BOX SEVICES	$10,745	$13,389	$10,902
32	COMPUTER TRAINING	$122	$600	$300
33	MAILING SERVICE	$0	$1,575	$1,700
	TOTAL TREAS/COLLECTOR	$121,164	$145,369	$152,216
	ASSESSORS			
34	SALARIES	$4,594	$4,600	$4,600
35	PROF/CLERICAL	$57,185	$82,290	$87,904
36	EXPENSE	$5,500	$5,500	$5,500
37	PROF SERVICES	$23,010	$20,500	$17,500
38	OTHER EXPENSE	$3,000	$4,000	$6,000
39	SPEC BUDGET ITEM-REVAL FUND	$9,611	$35,000	$35,000
	TOTAL ASSESSORS	$102,900	$151,890	$156,504
40	FINANCE COMMITTEE	$0	$160	$160
	PERSONNEL BOARD			
41	EXPENSE	$150	$500	$500
42	ADJUSTMENT FUND	$0	$7,500	$7,500
	TOTAL PERSONNEL BOARD	$150	$8,000	$8,000
	TOWN COUNSEL			
	PROFESSIONAL SERVICES			
	ASSOC. TOWN COUNSEL	$9,459	$17,000	$17,000
	LABOR COUNSEL	$0	$0	$0
	PROFESSIONAL SERVICES	$5,638	$0	$0
	TOWN COUNSEL	$43,394	$51,500	$51,500
	MISCELLANEOUS	$0	$2,600	$2,600
	TOTAL PROFESSIONAL SER	$58,491	$71,100	$71,100
	LEGAL EXPENSES	$6,057	$0	$0
	TAX TITLE	$1,156	$0	$0
43	TOTAL TOWN COUNSEL	$65,704	$71,100	$71,100

	FISCAL 96 BUDGET	EXPENDED FY 1994	APROPRIATED FY 1995	REQUESTED FY 1996
	REGISTRARS			
44	SALARY	$675	$675	$675
45	LISTING	$896	$1,500	$1,500
	TOTAL REGISTRARS	$1,571	$2,175	$2,175
	TOWN CLERK			
46	TOWN CLERK SALARY	$30,000	$35,000	$40,000
47	TOWN CLERK ADDED COMP	$400	$400	$400
48	CLERICAL	$17,940	$20,570	$27,850
49	EXPENSE	$2,474	$2,750	$2,750
	TOTAL TOWN CLERK	$50,814	$58,720	$71,000
	ELECTIONS			
50	OFFICERS SALARIES	$5,315	$2,557	$4,709
51	EXPENSE	$4,960	$3,740	$4,515
	TOTAL ELECTIONS	$10,275	$6,297	$9,224
	PLANNING BOARD			
52	EXPENSE	$5,700	$5,150	$7,460
53	PLANNING ADMINISTRATOR SAL	$44,183	$48,055	$51,557
	TOTAL PLANNING BOARD	$49,883	$53,205	$59,017
	TOWN SURVEYOR			
	TOWN SURVEYOR SAL	$48,459	$51,358	$54,276
	SURVEY/COMP SPEC SAL	$39,094	$41,297	$45,040
54	TOTAL SAL	$87,553	$92,655	$99,316
55	EXPENSE	$2,335	$2,400	$2,450
56	VEHICLE EXPENSE	$235	$600	$600
57	COMPUTER SYSTEM MAINT	$4	$3,250	$2,400
58	COMPUTER TRAINING	$1,750	$1,600	$2,000
59	IMPLEMNT. ASST.	$112	$0	$13,000
	TOTAL TOWN SURVEYOR	$91,989	$100,505	$119,766
	CONSERVATION			
60	EXPENSE	$5,899	$6,113	$6,193
61	PROF SERVICES/MISC	$250	$1,500	$5,000
62	SALARIES	$33,853	$41,126	$44,782
63	CAPITAL PURCHASE	$0	$0	$0
	TOTAL CONSERVATION	$40,002	$48,739	$55,975
	HISTORICAL COMMISSION			
64	PROF SERVICES	$775	$0	$0
65	EXPENSE	$140	$1,114	$1,114
	TOTAL HISTORICAL COMM	$915	$1,114	$1,114
66	SURFACE WATER QUALITY COM	$8,782	$4,920	$5,600
67	HISTORIC DISTRICT COMM	$33	$150	$175

	FISCAL 96 BUDGET	EXPENDED FY 1994	APROPRIATED FY 1995	REQUESTED FY 1996
	COUNCIL ON AGING			
68	SALARIES	$36,897	$57,485	$61,362
69	OPERATING EXPENSE	$3,501	$3,500	$4,000
70	EQUIPMENT	$400	$400	$400
71	TRANSPORTATION	$22,698	$24,829	$26,701
	TOTAL COUNCIL ON AGING	$63,496	$86,214	$92,463
	TOTAL GENERAL GOVERNMENT	$1,264,382	$1,396,616	$1,513,671
	POLICE			
	SALARIES			
	POLICE CHIEF SALARY	$51,293	$56,643	$59,425
	LIEUTENANT SALARY	$46,229	$45,085	$47,339
	YOUTH OFFICER SAL	$34,614	$0	$0
	SERGEANTS SALARY	$130,593	$185,566	$198,429
	DETECTIVES SAL	$99,900	$0	$0
	SPECIALISTS	$0	$128,044	$168,060
	PATROLMEN SAL	$329,278	$344,053	$326,012
	INTERNS SAL	$6,207	$6,396	$6,396
	OVERTIME SAL	$118,421	$84,445	$84,445
	HOLIDAY SAL	$32,396	$45,461	$50,106
	SCHOOL TRAFFIC SUPR	$10,960	$14,114	$14,820
	COURT TIME	$8,052	$12,000	$12,000
	CLERK	$27,794	$28,902	$30,369
	TUITION REIMB	$1,000	$1,500	$1,500
	NIGHT DIFFERENTIAL	$14,546	$15,038	$15,789
	LONGEVITY	$0	$3,650	$4,050
	PROFESSIONAL STIPEND	$0	$7,500	$10,500
	ED. INCENTIVE	$0	$43,291	$52,983
1	TOTAL SALARIES	$911,283	$1,021,688	$1,082,223
	EXPENSE:			
2	OPERATING EXPENSE	$11,853	$11,850	$11,850
3	UNIFORM EXPENSE	$13,475	$14,800	$15,450
4	TRAINING EXPENSE	$29,961	$34,000	$34,000
5	YOUTH OFFICER EXPENSE	$800	$800	$800
6	CRIME PREVENTION	$773	$800	$800
7	SPECIAL SERVICES	$500	$500	$500
8	ANNUAL PHYSICALS	$1,872	$2,000	$2,000
9	OUT-OF-STATE TRAVEL	$1,509	$1,500	$1,500
10	PUBLIC SAFETY COMPUTER	$5,000	$5,000	$5,000
10A	LINE PAINTING	$0	$10,000	$12,000
	EQUIPMENT			
11	POLICE CARS PURCHASE	$62,100	$61,650	$68,200
12	VEHICLE OPERATION EXPENSE	$14,992	$15,000	$15,000
13	NEW EQUIPMENT,MISC,OFFICE	$2,098	$4,175	$4,000
14	OTHER EQUIPMENT	$0	$2,103	$2,103
15	EQUIPMENT MAINT & REPAIR	$5,065	$5,600	$5,600
16	VEHICLE GASOLINE	$21,000	$21,000	$21,000
	TOTAL POLICE DEPT	$1,082,281	$1,212,466	$1,282,026

	FISCAL 96 BUDGET	EXPENDED FY 1994	APROPRIATED FY 1995	REQUESTED FY 1996
	FIRE			
	SALARIES			
	CHIEF SALARY	$52,087	$56,643	$60,782
	DEPUTY CHIEF SAL	$41,017	$42,916	$44,606
	CAPTAINS SAL	$243,577	$115,989	$120,555
	LIEUTENANTS SAL	$0	$141,196	$146,752
	FIREFIGHTERS SAL	$465,928	$522,534	$537,401
	INCENTIVE & EMT	$34,725	$36,500	$40,800
	OVERTIME	$79,222	$73,000	$79,000
	CALLBACK PAY	$12,385	$10,000	$12,000
	HOLIDAY PAY	$41,110	$43,596	$44,912
	CALLMEN HOURLY	$4,437	$5,000	$5,000
	CALLMEN ANNUALLY	$4,325	$4,400	$4,400
	CLERICAL PART TIME	$2,508	$10,000	$13,000
	CALLBACK PAY: AMBULANCE	$17,468	$21,000	$23,000
17	TOTAL SALARIES	$998,789	$1,082,774	$1,132,208
18	OPERATING EXPENSE	$7,639	$9,400	$9,400
19	AMBULANCE EXPENSE	$4,999	$5,000	$6,000
20	FIRE ALARM SYSTEM EXPENSE	$2,800	$3,100	$3,400
21	TRAINING AND EDUCATION	$1,999	$4,000	$7,000
22	UNIFORM EXPENSE	$10,900	$10,900	$10,500
23	OUT OF STATE TRAVEL	$500	$0	$0
24	PHYSICAL EXAMS	$753	$1,500	$4,500
	EQUIPMENT			
25	MISC. EQUIPMENT & HOSE	$13,400	$15,000	$15,000
26	EQUIPMENT MAINTENANCE	$8,005	$9,000	$10,000
27	EQUIPMENT RENTAL	$137	$220	$300
28	VEHICLE GASOLINE	$5,200	$6,000	$6,000
29	COMPUTER	$4,721	$5,000	$5,000
	TOTAL FIRE DEPT.	$1,059,842	$1,151,894	$1,209,308
	INSPECTION			
	SALARIES			
	BLDG.&ZONING INSP.SAL	$34,951	$38,240	$40,152
	DEP BLDG INSP	$0	$1,538	$13,286
	SUB INSPECTOR SAL	$2,107.00	$1,234	$1,264
	WIRING INSPECTOR	$9,341	$16,335	$16,743
	GAS/PLMING INSPECTOR	$9,340	$0	$0
	PLUMBING INSPECTOR	$0	$16,335	$16,743
	CLERICAL	$32,528	$32,986	$38,223
	SEALER OF WEIGHTS,MEAS	$596	$500	$500
30	TOTAL SALARIES	$88,863	$107,168	$126,911
	EXPENSE:			
31	BUILDING & ZONING EXPENSE	$3,247	$4,650	$4,650
32	INSPECTORS EXPENSE	$2,100	$2,450	$2,950
33	ZONING BOARD EXPENSE	$782	$785	$785
34	PROFESSIONAL SERVICE	$0	$800	$800
35	ZONING BY-LAWS COMMITTEE	$759	$0	$0
36	COMPUTER UPDATE	$0	$0	$4,310
	EQUIPMENT			
37	VEHICLE EXPENSE	$983	$3,000	$1,000
38	VEHICLE GASOLINE	$840	$360	$360

	FISCAL 96 BUDGET	EXPENDED FY 1994	APROPRIATED FY 1995	REQUESTED FY 1996
	DOG OFFICER:			
39	DOG OFFICER SALARY	$25,318	$27,148	$28,505
40	DOG OFFICER EXPENSE	$1,772	$2,100	$1,100
41	BOARD VET FEES	$630	$1,670	$2,870
42	VEHICLE EXPENSE	$0	$200	$0
43	PROFESSIONAL SERVICES	$0	$700	$700
	TOTAL INSPECTION	$125,294	$151,031	$174,941
	JOINT COMMUNICATIONS			
44	DISPATCHERS SAL	$205,912	$212,013	$240,826
45	OPERATING EXPENSE	$18,615	$20,395	$20,575
46	BLDG. EXPENSE,MAINT,REPAIR	$12,599	$12,600	$0
47	BLDG. EXP UTILITIES	$47,400	$47,400	$47,400
48	REPAIRS PUBLIC SAFETY BLDG.	$7,547	$13,000	$13,000
	TOTAL JOINT COMM	$292,073	$305,408	$321,801
	TOTAL PROTECTION	$2,559,490	$2,820,799	$2,988,076
	BOARD OF HEALTH			
	SALARIES:			
	BOARD MEMBERS	$150	$250	$250
	SECRETARY TO THE BOARD	$25,716	$26,862	$24,660
	SUB SECRETARY	$200	$720	$756
	ANIMAL INSPECTOR	$804	$804	$844
	HEALTH DIRECTOR	$39,813	$38,574	$42,985
	ANIMAL CONTROL OFFICER	$0	$7,200	$7,560
	SANITARY INSPECTOR	$0	$33,000	$30,753
1	TOTAL SALARIES	$66,683	$107,410	$107,808
	EXPENSES:			
2	OFFICE EXPENSE	$3,870	$4,400	$6,000
3	IN STATE TRAVEL EXPENSE	$0	$175	$2,760
	CONTRACT/PROF SERVICES			
4	MENTAL HEALTH CLINICS	$40,430	$37,430	$37,430
5	PARMENTER NURSING CARE	$121,247	$126,247	$126,247
6	MOSQUITO CONTROL	$14,000	$15,652	$25,952
7	PROFESSIONAL SERVICES	$4,500	$0	
	SPECIAL BUDGET ITEMS:			
8	WATER QUALITY STUDY	$705	$3,500	$3,500
9	HAZARDOUS WASTE MGT	$9,960	$18,000	$15,000
10	SANITARIAN & ENVIRON	$34,654	$8,000	$6,500
	TOTAL BOARD OF HEALTH	$296,049	$320,814	$331,197
	HIGHWAY			
	SALARIES:			
	DIRECTOR OF HIGHWAY	$49,673	$54,022	$57,358
	CLERK SALARY	$45,617	$49,730	$61,708
	HIGHWAY LABOR SALARY	$329,262	$379,618	$411,934
	OVERTIME,LABOR	$95,453	$45,000	$40,000
	SECRETARIAL SERVICES, COMMISSI	$0	$5,000	$0
1	TOTAL SALARIES	$520,005	$533,370	$571,000

	FISCAL 96 BUDGET	EXPENDED FY 1994	APROPRIATED FY 1995	REQUESTED FY 1996
	MAINTENANCE:			
2	MAINTENANCE OF ROADS	$29,956	$30,000	$25,000
3	MAINTENANCE OF EQUIPMENT	$76,258	$70,000	$70,000
4	SNOW REMOVAL	$76,932	$51,000	$51,000
5	SNOW REMOVAL/PRIVATE WAYS	$7,000	$7,000	$7,000
6	UNIFORMS/OTHER FRINGE	$0	$0	$10,000
	CONTRACT/PROFESSIONAL SERVICES			
7	CONTRACT BASIN CLEANING	$13,000	$15,000	$16,000
8	CONTRACT LINE PAINTING	$9,879	$0	$0
9	ROAD RESURFACING	$76,862	$118,500	$106,500
10	CRACK SEALING	$7,995	$10,000	$15,000
11	STONE SEALING	$0	$10,000	$0
	EQUIPMENT			
12	EQUIPMENT MISC.	$7,000	$10,000	$11,500
13	HIGHWAY GAS	$741	$0	$0
	BUILDING MAINTENANCE:			
14	HIGHWAY GARAGE REPAIR	$28,991	$7,000	$12,000
15	HIGHWAY GARAGE UTILITIES	$27,167	$20,000	$24,500
16	OTHER GARAGE EXPENSE	$4,923	$0	$0
17	OFFICE EXPENSE	($601)	$6,000	$6,000
	TOTAL HIGHWAY	$886,108	$887,870	$925,500
	HIGHWAY-LANDFILL			
18	SALARIES:	$107,429	$123,230	$139,100
	EXPENSE:			
19	LEACHATE COLLECTION	$63,708	$40,000	$62,000
20	DISPOSAL OF WOOD	$14,838	$17,500	$14,700
21	FUEL	$0	$9,000	$9,000
	PROFESSIONAL SERVICES			
22	MISC. ENGINEERING	$23,968	$35,000	$33,500
23	LANDFILL CAP AND CLOSURE	$0	$0	$0
	BUILDING:			
24	REPAIRS	$3,476	$4,000	$4,000
25	UTILITIES	$5,741	$6,500	$6,000
26	OTHER EXPENSE	$5,997	$12,000	$12,000
27	MAINT REPAIRS	$4,687	$22,500	$27,350
28	LEASE EQUIPMENT	$83,840	$74,700	$60,967
29	OTHER EXPENSE: COVER	$4,995	$20,317	$7,000
30	MISC. EQUIPMENT	$4,987	$3,000	$8,000
	TOTAL LANDFILL	$323,666	$367,747	$383,617
	WELFARE			
1	VET BENEFIT APPROP	$971	$4,000	$4,000
2	MISCELLANEOUS	$0	$200	$200
3	SALARIES	$2,600	$2,850	$2,850
	TOTAL WELFARE	$3,571	$7,050	$7,050

	FISCAL 96 BUDGET	EXPENDED FY 1994	APROPRIATED FY 1995	REQUESTED FY 1996
	SCHOOLS			
1	REGULAR INSTRUCTION 1	$6,661,915	$7,662,868	$8,243,320
2	SPECIAL INSTRUCTION 2	$1,796,706	$2,190,408	$2,288,817
3	INSTRUCTIONAL SERVICES 3	$1,553,439	$1,939,072	$2,010,339
4	OPERATIONS SERVICES 4	$1,340,957	$1,354,424	$1,484,114
5	POLICY ADMIN. SERV. 5	$503,356	$524,193	$528,076
6	OUT OF STATE TRAVEL 6	$11,591	$13,256	$13,556
7	SCHOOL REFORM AID APPROP		$315,000	
	TOTAL SCHOOLS	$11,867,964	$13,999,221	$14,568,222
8	REGIONAL VOCATIONAL SCHOOL	$208,385	$237,662	$144,399
	DIRECTOR YOUTH SERVICES			
	DIRECTOR YOUTH SERVICES	$39,813	$43,623	$46,567
	ASSOC DIRECTOR YOUTH SER	$32,069	$41,038	$43,395
9	TOTAL YOUTH SERV SAL	$71,882	$84,661	$89,962
10	EXPENSE	$1,970	$2,564	$3,014
11	AUTOMOBILE EXPENSE	$900	$100	$150
12	AUTOMOBILE REPAIR	$0	$500	$400
	TOTAL DIR YOUTH SERVICES	$74,752	$87,825	$93,526
	LIBRARY			
	SALARIES			
	LIBRARY DIRECTOR	$45,284	$49,821	$53,436
	ADM ASSISTANT	$26,702	$24,813	$26,604
	CHILDREN'S LIBRARIAN	$30,562	$28,767	$30,857
	ASST. CHILDREN'S LIBRARIAN	$22,858	$24,146	$25,912
	LIBRARY ASSISTANTS	$57,501	$62,125	$63,345
	PAGES SALARY	$5,926	$6,388	$7,463
	CLERKS SALARY	$13,739	$12,400	$15,517
	CUSTODIAN SALARY	$24,508	$19,833	$21,612
	REF LIBRARIAN/ PART TIME	$1,307	$7,713	$11,975
	TECH SERVICES & REF	$33,226	$35,605	$38,031
	HEAD OF CIRCULATION	$25,749	$28,004	$30,020
	SATURDAY DIFFERENTIAL	$0	$540	$540
	EVEN DIFFERENTIAL	$0	$1,000	$900
1	TOTAL SALARIES	$287,362	$301,155	$326,212
2	OPERATING EXPENSE	$35,000	$35,000	$35,000
3	OUT OF STATE TRAVEL	$0	$550	$550
4	TUITION REIMBURSEMENT	$1,120	$1,500	$1,500
5	MATERIALS PURCHASE	$56,000	$62,900	$73,678
6	MATERIALS: STATE AID	$0	$6,000	$0
7	BUILDING REPAIRS	$3,500	$3,500	$3,500
8	LIBRARY AUTOMATION	$18,762	$20,000	$20,000
	TOTAL LIBRARY	$401,744	$430,605	$460,440

	FISCAL 96 BUDGET	EXPENDED FY 1994	APROPRIATED FY 1995	REQUESTED FY 1996
	PARK & RECREATION			
	SALARIES:			
	SUPERINTENDENT	$50,937	$55,212	$57,972
	LABOR	$122,150	$178,764	$189,782
	CLERICAL REGULAR	$24,817	$25,575	$26,854
	FEE SUPPORT	$47,620	$0	$0
1	TOTAL SALARIES	$245,524	$259,551	$274,608
	EXPENSE:			
2	REPAIRS & MISC.	$38,048	$37,980	$37,980
3	MATERIALS & SUPPLIES	$8,474	$8,480	$8,480
4	UNIFORM EXPENSE	$3,342	$3,360	$3,360
5	TREE PLANTING	$0	$1,500	$1,500
6	PLAYGROUND SUPPLY	$0	$500	$500
7	RECORDED SERVICES	$469	$500	$500
8	PLAYGROUND APPARATUS	$500	$0	$0
9	TRAVEL & DUES IN STATE	$500	$500	$500
10	TRAVEL OUT OF STATE	$1,048	$1,050	$1,050
	EQUIPMENT			
11	MISC SMALL EQUIPMENT	$1,000	$1,000	$1,000
12	REPAIR SUPPLY & EQUIP	$4,476	$4,500	$4,500
	BUILDING REPAIRS			
13	LIGHTING, ETC.	$4,353	$4,505	$4,505
	CONTRACT/PROF SERVICES			
14	TREE TRIMMING	$17,862	$18,000	$18,000
15	TREE PLANTING	$1,499	$0	$0
16	PUBLIC WORKS EXPENSE	$1,932	$2,000	$2,000
17	DUTCH ELM DISEASE EXP	$0	$800	$800
	TOTAL PARK & RECREATION	$329,027	$344,226	$359,283
18	FEE SUPPORTED PROGRAMS	$287,930	$287,290	$287,290
	UNCLASSIFIED			
1	INSURANCE GENERAL	$282,755	$270,000	$240,000
2	INSURANCE 32B	$1,165,511	$1,450,000	$1,470,000
3	UNEMPLOYMENT COMPENSATION	$18,477	$10,000	$10,000
4	STREET LIGHTING	$81,155	$93,000	$111,000
5	HYDRANT RENTAL	$18,000	$18,000	$18,000
6	TOWN MEETING WARRANT	$5,421	$16,000	$16,000
7	RESERVE FUND	$0	$100,000	$100,000
8	PUBLIC CEREMONIES	$1,568	$2,500	$2,500
9	SURETY BONDS	$784	$800	$800
10	TOWN CLOCKS	$65	$200	$200
11	NON CONTRIBUTORY PENSION	$26,462	$31,000	$32,500
12	PENSION DISABILITY ACCT	$10,000	$10,000	$10,000
13	OCCUPATIONAL HEALTH NURSE	$5,602	$6,000	$6,000
14	MEDICAL CONTRIBUTION	$55,000	$55,000	$55,000
15	RESERVE FOR SAL SETTLEMENT	$0	$95,000	$150,000
	TOTAL UNCLASSIFIED	$1,670,800	$2,157,500	$2,222,000

	FISCAL 96 BUDGET	EXPENDED FY 1994	APROPRIATED FY 1995	REQUESTED FY 1996
	DEBT AND INTEREST			
	INTEREST			
1	BOND ANTICIPATION NOTES	$5,936	$10,000	$0
2	BOND ANTICIPATION NOTES EX	$35,707	$0	$150,000
3	FAAN	$2,682	$0	$0
4	ANTICIPATION REVENUE	$0	$10,000	$10,000
5	MULTI PURPOSE 1985 EXEMPT	$12,600	$4,200	$0
6	MULTI PURPOSE 1986 EXEMPT	$30,625	$13,125	$4,375
7	MULTI PURPOSE 1986	$7,875	$3,150	$1,050
8	MULTI PURPOSE 1988	$35,520	$19,000	$14,400
9	ROAD ISSUE 1987 EXEMPT	$141,750	$91,125	$65,250
10	BOND ISSUE 1989	$9,300	$5,115	$3,875
11	BOND ISSUE EXEMPT 1989	$103,075	$71,455	$55,645
12	STATE HOUSE NOTE,INT	$580	$0	$0
13	MULTI PURPOSE EXEMPT 1990	$51,015	$38,678	$32,335
14	MULTI PURPOSE EXEMPT 1990	$2,795	$1,033	$295
15	MULTI PURP EX 91 HIGH SCHL	$400,698	$324,025	$301,275
16	MULTI PURP EX 91 LOKER	$73,290	$57,750	$51,380
17	MULTI PURP EX 91 LANDFILL	$24,915	$18,255	$15,525
18	MULTI PURPOSE EQ 1992	$0	$21,627	$16,032
19	MULTI PURPOSE COMP 1992	$0	$2,979	$2,208
20	MULTI PURP EXEM SCHL 1993	$0	$228,377	$169,677
21	MULTI PURPOSE EQUIPMENT	$0	$20,370	$11,262
	MATURING DEBT			
22	REGISTERED BOND COST	$1,296	$1,296	$1,296
23	MULTI PURPOSE 1985 EXEMPT	$60,000	$60,000	$0
24	MULTI PURPOSE 1986 EXEMPT	$125,000	$125,000	$125,000
25	MULTI PURPOSE 1986	$35,000	$30,000	$30,000
26	NEW BOND ISSUE 1988	$215,000	$80,000	$80,000
27	ROAD ISSUE 1987 EXEMPT	$450,000	$450,000	$450,000
28	BOND ISSUE 1989 EXEMPT	$255,000	$255,000	$255,000
29	BOND ISSUE 1989	$70,000	$25,000	$15,000
30	STATE HOUSE NOTES	$8,000	$0	$0
31	MULTI PURPOSE EXEMPT 1990	$105,000	$105,000	$110,000
32	MULTI PURPOSE EXEMPT 1990	$15,000	$15,000	$10,000
33	MULTI PURP EX 91 HIGH SCHL	$330,000	$325,000	$325,000
34	MULTI PURP EX 91 LOKER	$140,000	$140,000	$140,000
35	MULTI PURP EX 91 LANDFILL	$60,000	$60,000	$60,000
36	MULTI PURPOSE EQUIP 1992	$0	$167,000	$167,000
37	MULTI PURPOSE COMP 1992	$0	$23,000	$23,000
38	MULTI PURP EXEMPT SCHL 1993	$0	$226,000	$225,000
39	MULTI PURP EQUIP 1993	$0	$89,000	$85,000
	TOTAL DEBT & INTEREST	$2,807,659	$3,116,560	$3,005,880
	GRAND TOTAL BUDGET	$22,981,527	$26,461,785	$27,290,151

	CAPITAL BUDGET	APPROVED FY1996	FUNDING SOURCE
	HIGHWAY		
1	FUEL DEPOT	$50,000	BORROWING
2	GARAGE FLOOR DRAINS	$50,000	BORROWING
3	BACKHOE	$60,000	BORROWING
4	TEN TON DUMP TRUCK	$78,000	BORROWING
5	SIDEWALK PLOW	$68,000	BORROWING
6	SURVEYOR COMPUTER UPGRADE	$22,000	BORROWING
7	POLICE /FIRE COMPUTER UPGRADE	$25,000	BORROWING
	FIRE DEPARTMENT		
8	AIR PACKS	$8,000	UNRESERVED FUND BALANCE
9	AMBULANCE	$75,000	AMBULANCE RECEIPTS
10	DOG OFFICER VAN	$17,000	
	PARK AND RECREATION		
11	ONE TON DUMP/PLOW	$33,700	BORROWING
12	ONE TON DUMP/PLOW	$29,500	BORROWING
13	MOWER WITH BLOWER	$22,800	BORROWING
	SCHOOLS		
14	SCHOOL HANDICAP ACCESS	$25,000	UNRESERVED FUND BALANCE
15	SCHOOL COMPUTERS	$90,000	BORROWING
16	SITE RENOVATION SCHOOLS	$150,000	BORROWING
	WATER		
	2 HALF TON DUMP TRUCKS	$32,000	BORROWING
	1 3/4 TON DUMP TRUCK	$20,000	BORROWING
17	TOTAL WATER	$52,000	BORROWING
	GRAND TOTAL CAPITAL BUDGET	$856,000	
	HIGHWAY ROAD REPAIRS	$385,586	STATE TRANSPORTATION FND

TABLE NO.1

WAYLAND INCOME AND EXPENSE STATEMENT	FISCAL 1991	FISCAL 1992	FISCAL 1993	FISCAL 1994	FISCAL 1995	FISCAL 96
BUDGET	$22,456,380	$22,939,371	$23,613,638	$24,374,786	$26,461,785	$27,290,151
ARTICLES AND WATER BUDGET	$1,254,162	$1,344,393	$1,228,671	$1,933,315	$5,761,881	$4,280,143
TOTAL TOWN EXPENSE	$23,710,542	$24,283,764	$24,842,309	$26,308,101	$32,223,666	$31,570,294
NET CHERRY SHEET	($1,413,738)	($445,612)	($588,104)	($498,275)	($934,855)	($1,157,027)
OVERLAY EXPENSE	$200,000	$200,000	$200,000	$200,000	$189,249	$200,000
LOCAL RECEIPTS	($2,461,337)	($2,077,105)	($2,269,935)	($2,339,500)	($2,169,091)	($2,308,562)
SUMMER SALARY ADJUSTMENT		($675,661)				
OTHER SOURCES: FREE CASH, BORROWINGS, ETC.	($1,462,660)	($2,023,493)	($1,747,671)	($2,662,846)	($6,177,445)	($4,459,632)
TO BE RAISED BY TAXATION	$18,572,807	$19,261,893	$20,436,599	$21,007,480	$23,131,524	$23,845,073
ASSESSED VALUATION	$1,320,389,782	$1,322,024,252	$1,203,568,850	$1,212,398,850	$1,293,709,400	$1,307,691,503
TAX RATE	$14.07	$14.57	$16.98	$17.33	$17.88	$18.23

AVERAGE TAX BILL WILL INCREASE BY 2.79% IN FY 96

TABLE NO.2

HISTORICAL BUDGET SUMMARY

FISCAL YEAR	SCHOOL	TOWN	TOTAL	INCREASE	%	FIXED COSTS*	OPERATING BUDGET
FY 1996	$14,712,621	$12,577,530	$27,290,151	$828,366	3.10%	-0.50%	3.60%
FY 1995	$14,263,883	$12,224,902	$26,461,785	$1,744,499	7.06%	1.39%	5.67%
FY 1994	$12,796,933	$11,577,853	$24,374,786	$761,148	3.22%	0.12%	3.10%
FY 1993	$12,350,106	$11,263,532	$23,613,638	$675,497	2.94%	2.89%	0.05%
FY 1992	$12,341,350	$10,596,791	$22,938,141	$961,381	4.37%	1.09%	3.28%
FY 1991	$11,573,127	$10,403,633	$21,976,760	$1,917,840	9.56%	4.43%	5.13%

*INCLUDES:FUNDED DEBT, INTEREST, HEALTH INS., BUILDING INS. (PROP/LIAB)

TABLE NO. 3

TOWN REVENUES	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995	FY 1996
AUTO EXCISE	$895,000	$815,000	$900,000	$950,000	$1,000,000	$1,000,000
FEES, FINES, INTEREST	$1,566,337	$1,562,000	$1,369,900	$1,390,000	$1,308,000	$1,308,000
NET REC FROM STATE	$1,599,108	$1,232,860	$1,483,180	$1,785,863	$1,954,393	$1,998,379
TOTAL	$4,060,445	$3,609,860	$3,753,080	$4,125,863	$4,262,393	$4,306,379
RAISED FROM TAXES	$18,572,897	$19,261,893	$20,436,599	$21,007,480	$23,132,418	$23,845,073

AVERAGE TAX BILL WILL IINCREASE BY 2.79% IN FY 96

TABLE NO. 4

PERCENT OF BUDGET BY DEPARTMENT

DEPARTMENT	%1992	%1993	%1994	%1995	% 1996
GENERAL GOVERNMENT	5.8%	5.6%	5.6%	5.3%	5.5%
PROTECTION	10.9%	11.0%	11.2%	10.6%	10.9%
HEALTH	1.3%	1.3%	1.3%	1.2%	1.2%
HIGHWAY	3.7%	3.6%	3.6%	3.4%	3.4%
LANDFILL	1.3%	1.3%	1.4%	1.4%	1.4%
VETERANS' BENEFITS	0.1%	0.1%	0.1%	0.1%	0.1%
SCHOOLS	51.4%	51.4%	51.6%	52.9%	53.4%
REG VOC SCHOOL	1.3%	0.9%	0.9%	0.8%	0.5%
DIRECTOR YOUTH SERVICES	0.3%	0.3%	0.3%	0.3%	0.3%
LIBRARIES	1.7%	1.7%	1.7%	1.6%	1.7%
PARK AND RECREATION	1.3%	1.4%	1.4%	1.3%	1.3%
FEE SUPPORTED PROGRAMS	1.3%	1.2%	1.2%	1.1%	1.1%
UNCLASSIFIED	8.4%	8.1%	8.0%	8.2%	8.1%
DEBT AND INTEREST	9.3%	12.2%	11.8%	11.8%	11.1%
SEPTAGE FACILITY	2.1%				

TABLE NO. 5

DEPARTMENTAL INCREASES	BUDGET FY 1996	BUDGET FY 1995	BUDGET INCREASE	% INCREASE
GENERAL GOVERNMENT	$1,513,671	$1,396,616	$117,055	8.4%
PROTECTION	$2,988,076	$2,820,799	$167,277	5.9%
HEALTH	$331,197	$320,814	$10,383	3.2%
HIGHWAY	$925,500	$887,870	$37,630	4.2%
LANDFILL	$383,617	$367,747	$15,870	4.3%
VETERAN'S BENEFITS	$7,050	$7,050	$0	0.0%
SCHOOLS	$14,568,222	$13,999,221	$569,001	4.1%
REGIONAL VOCATIONAL SCH	$144,399	$237,662	($93,263)	-39.2%
DIR. YOUTH SERVICES	$93,526	$87,825	$5,701	6.5%
LIBRARIES	$460,440	$430,605	$29,835	6.9%
PARK AND RECREATION	$359,283	$344,226	$15,057	4.4%
FEE SUPPORTED PROGRAM	$287,290	$287,290	$0	0.0%
UNCLASSIFIED	$2,222,000	$2,157,500	$64,500	3.0%
DEBT AND INTEREST	$3,005,880	$3,116,560	($110,680)	-3.6%
TOTAL	$27,290,151	$26,461,785	$828,366	3.1%

ARTICLE 6: FY96 WATER DEPARTMENT BUDGET

Proposed by: Board of Water Commissioners

To determine whether the Town will appropriate a sum of money to be expended by the Board of Water Commissioners for the operation and expenses of the Water Department; to determine whether such appropriation shall be provided by taxation, by appropriation from available funds, by transfer of funds already appropriated for another purpose, by borrowing or otherwise.

FINANCE COMMITTEE COMMENTS: This Article provides funds according to the proposed budget for the operation of the Water Department for fiscal year 1996.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority - see Massachusetts General Laws Chapter 40, Section 5, and Chapter 44, Section 33B. For borrowing, two-thirds - see Chapter 44, Section 7.

	FISCAL 96 BUDGET	EXPENDED FY 1994	APROPRIATED FY 1995	REQUESTED FY 1996
	WATER DEPARTMENT			
	SALARIES:			
	COMMISSIONERS	$225	$225	$225
	SUPERINTENDENT	$46,377	$45,829	$50,527
	LABOR	$184,102	$239,129	$249,763
	CLERICAL	$33,850	$37,414	$41,128
1	TOTAL SALARIES	$264,554	$322,597	$341,643
2	OPERATING EXPENSE	$341,964	$276,000	$337,000
3	TEST WELLS	$4,619	$0	$0
4	PURGE WELLS	$0	$20,000	$12,000
5	EQUIPMENT	($10,178)	$10,500	$4,000
6	MAIN IMPROVEMENT	$30,098	$0	$0
7	METER RENEWAL	$0	$0	$0
8	POLICE DETAILS	$3,006	$3,000	$7,000
9	BORROWING COSTS	$36,315	$48,440	$106,000
10	TESTING WELLS PROJECT	$0	$0	$0
11	LAND ACQUISITION	$17,000	$0	$0
	TOTAL WATER DEPARTMENT	$687,378	$680,537	$807,643

ARTICLE 7: COMPENSATION FOR ELECTED OFFICIALS

Proposed by: Board of Selectmen

To determine whether the Town will fix the salary and compensation of all elected officers of the Town pursuant to Massachusetts General Laws Chapter 41, Section 108, to be effective July 1, 1995, which salary and compensation are printed below.

SALARY SCHEDULE - ELECTED TOWN OFFICERS:

	FY 1995	FY 1996
Town Clerk	$35,000	$40,000
Selectmen (5)	100	100
Assessors (Chairman)	1,600	1,600
(2)	1,500	1,500
Board of Health (5)	50	50
Water Commissioners (3)	75	75

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority - see Massachusetts General Laws Chapter 41, Section 108.

ARTICLE 8: ACCEPT PROVISIONS OF M.G.L. CH. 59 §5, CL. 22ND E, PAR. 5

Proposed by: Board of Assessors

To determine whether the Town will vote to accept the provisions of Massachusetts General Laws Chapter 59, Section 5, Clause 22nd E, Paragraph 5.

FINANCE COMMITTEE COMMENTS: The provisions of the cited Massachusetts General Laws, if approved, would shorten the residence requirement from the current five years to one year for veterans to begin receiving real estate tax exemption as prescribed by State law. This amount ranges from a minimum of $175 to total exemption based on the nature and extent of disability. Qualification for and amount of exemption has not changed, only the residency requirement.

ARGUMENTS IN FAVOR: The provisions would allow disabled veterans to receive the benefit sooner.

ARGUMENTS OPPOSED: The provisions would accelerate payments that now begin after meeting a five-year residency requirement to begin after just one year.

RECOMMENDATION: The Finance Committee recommends approval of this article. Vote: Unanimous.

QUANTUM OF VOTE: Majority - see Massachusetts General Laws Chapter 59, Section 5, Clause 22nd E, Paragraph 5.

ARTICLE 9: TRANSFER FUNDS - CEMETERIES

Proposed by: Park and Recreation Commission *Estimated Cost: $20,000*

To determine whether the Town will vote to appropriate a sum of money to be expended by the Park & Recreation Commission to develop sections of land in Lakeview and North Cemeteries for burial purposes; and to determine whether such appropriation shall be provided by taxation, by transfer from unappropriated available funds, by transfer from funds already appropriated for another purpose, by funds received as grants from the Commonwealth or Federal Government, by borrowing or otherwise.

FINANCE COMMITTEE COMMENTS: Money from the sale of cemetery plots is deposited in a Trust Fund for cemetery development. This article would authorize the use of $20,000 from this trust fund to develop burial plots at Lakeview and North Cemeteries.

ARGUMENTS IN FAVOR: Transfer of funds from the Trust Fund for this purpose is entirely appropriate.

ARGUMENTS OPPOSED: The Finance Committee is not aware of any.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority - see Massachusetts General Laws Chapter 114, Section 25.

ARTICLE 10: APPROVE DUDLEY POND INVASIVE WEED INFESTATION CONTROL AND PREVENTION PLAN

Proposed by: Surface Water Quality Committee

To determine whether the Town will vote to amend Article 32 of its General By-Laws to provide for a moratorium on all resident and non-resident trailers and water crafts of any type, except for emergency craft and craft authorized by Dudley Pond officers for use in weed eradication and monitoring, for a period of two years, effective immediately, on Dudley Pond for the sole purpose of treating epidemic levels of eurasian milfoil and curly leaf pondweed.

FINANCE COMMITTEE COMMENTS: The Surface Water Quality Committee and people concerned about the general health of Dudley Pond have been increasingly concerned about the eurasian milfoil infestation problem. Because eurasian milfoil will re-establish its broken-off pieces as new plants, part of the containment strategy is to keep propellers, oars, paddles, etc., from disturbing the plants.

ARGUMENTS IN FAVOR: Keeping the pond clear of weeds makes it a more valuable asset to the town and to those who use and enjoy the pond. The two-year moratorium will reduce the probability that pieces of milfoil will be broken off and re-established as new plants. This will significantly decrease the spread of the plant throughout the pond. The moratorium will also have the effect of reducing the amount of new milfoil introduced to the pond by watercraft transporting it in from other places.

ARGUMENTS OPPOSED: Restricting boats and other craft from the pond is too drastic a measure for treating this problem.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority. See Massachusetts General Laws Chapter 40, Section 21.

ARTICLE 11: AUTHORIZE FUNDS FOR EURASIAN MILFOIL TREATMENT

Proposed by: Surface Water Quality Committee *Estimated Cost: $27,000*

To determine whether the Town will vote to appropriate a sum of money to be expended by the Surface Water Quality Committee for use in treatment of eurasian milfoil in, on and around Dudley Pond; and to determine whether such appropriation shall be provided by transfer from unappropriated available funds, by transfer of funds already appropriated for another purpose, by funds received as grants from the Commonwealth or Federal Government, by borrowing or otherwise.

FINANCE COMMITTEE COMMENTS: Dudley Pond has been plagued with eurasian milfoil, an invasive, vigorously self-propagating plant, for a many years. In 1992, the pond was treated for milfoil through a vigorous effort of the Surface Water Quality Committee, the Dudley Pond Association, the Town and neighbors. For a while it appeared that the treatment had the desired effect. In the middle of the third year following the treatment, growth exponentiated. The pond needs to be treated again. This article will provide funds for another treatment. The Surface Water Quality Committee has applied to the DEP for a $10,000 matching grant to assist in this project. If the grant should be received, it will reduce the amount that the Town will contribute to the project.

ARGUMENTS IN FAVOR: If left untreated, the eurasian milfoil will spread throughout most of the pond. By clogging the surface with thick mats, the weed infestation would eliminate all boating, even canoes, and swimming. The plant also upsets the natural balance of the pond, depriving fish of oxygen. Preservation of one of the Town's natural resources is a good investment for the Town.

ARGUMENTS OPPOSED: It is not clear that another treatment will eradicate the plant. This expenditure may be a waste of money.

RECOMMENDATION: The Finance Committee recommends approval of this article. Vote: Unanimous.

QUANTUM OF VOTE: Majority - see Massachusetts General Laws Chapter 40, Section 5, and Chapter 44, Section 33B. For borrowing, two-thirds - see Chapter 44, Section 7.

ARTICLE 12: RULES AND PROCEDURES - LIQUOR LICENSES

Proposed by: Petition

To see if the Town will vote that comprehensive Town Government Rules and Procedures be established and published for the granting of liquor licenses to, and operation of, all establishments serving alcoholic beverages such as restaurants, bars and private clubs so that they are operated:

a) in conformity with ABCC requirements;

b) with special attention to the needs of nearly residential areas, especially when granted as non-conforming use in such areas;

Further that;

c) firm procedures for hearings to review such licenses upon the occurrence of violations and complaints be clearly defined;

d) firm instructions be issued to the Police, Fire and Health Departments, Building Inspector and Zoning Board of Appeals and such other departments as are involved to monitor and assure compliance with such rules, and report violations promptly to the Board of Selectmen.

FINANCE COMMITTEE COMMENTS: The Selectmen have appointed a subcommittee to study the procedures for granting of liquor licenses. This article would instruct them to do something they are already doing.

ARGUMENTS IN FAVOR: Passage of this article would show the Selectmen that the voters support their decision to develop a systematic approach and a set of criteria for the granting of liquor licenses, and would encourage them to continue in this pursuit.

ARGUMENTS OPPOSED: The Selectmen are already doing the work proposed in this article. Town Meeting approval is not needed.

RECOMMENDATION: The Finance Committee recommends against approval of this article. Vote: 5-1.

QUANTUM OF VOTE: Majority.

ARTICLE 13: TOTAL PATRON CAPACITY - DUDLEY CHATEAU

Proposed by: Petition

To see if the Town will vote that the "Total Patron Capacity" of the Dudley Chateau be restricted to 63 persons as clearly established on April 12, 1973 by the Zoning Board of Appeals in response to Application 73-18 and by the Building Inspector on October 17, 1977 in an inter-office memorandum to the Board of Selectmen. Further, that this should be strictly enforced and no expansion be tolerated at this non-conforming use in a residential area.

FINANCE COMMITTEE COMMENTS: The Selectmen, owners of the Dudley Chateau, and neighbors have held several recent discussions regarding the impact of the restaurant and its patrons on the neighborhood. This article proposes that the seating capacity be limited to 63. The Building Inspector has determined that under the State Building Code, the capacity of the restaurant, based on square footage, is 63 persons for the restaurant and 12 for the waiting area. The Town is also prohibited by Massachusetts General Laws Chapter 138, Section 2, Paragraph 7 from making the seating capacity of the restaurant a condition for its liquor license.

ARGUMENTS IN FAVOR: Limiting the restaurant's seating capacity would reduce the noise, traffic, and other effects on the residential neighborhood.

ARGUMENTS OPPOSED: The Town has no authority to limit the occupancy permitted by the State Building Code without the consent of the owner. This article cannot change the capacity determined by the State Building Code.

RECOMMENDATION: The Finance Committee recommends against approval of this article. Vote: Unanimous.

QUANTUM OF VOTE: Majority.

ARTICLE 14: AMEND GENERAL BY-LAW RE: FALSE ALARMS

Proposed by: Board of Selectmen

To determine whether the Town will vote to amend Article 30 False Alarms of its General By-Laws by adding thereto the following underlined provisions so that said by-law, as amended, reads as follows:

"ARTICLE 30 - FALSE ALARMS

Section 1. Definitions:

For the purpose of the By-law, the following words and phrases shall have the following meaning(s): 'Alarm System' shall mean any assembly of equipment and/or devices that are designed to be activated either manually or automatically for the purpose of drawing attention to the presence of a hazard or situation, criminal or otherwise, to which the police or fire department is expected to respond. 'Alarm user' shall mean any person or business on whose premises an alarm system is installed and maintained within the Town of Wayland, except for alarm systems that are installed in or on motor vehicles. 'False alarm' shall mean:

1. The activation of an alarm system through mechanical failure, malfunction, improper installation, or negligence of the user of the alarm system or his/her employees or agents; and

2. Any signal or communication transmitted to the police department requesting, requiring, or resulting in a response from the police department when, in fact, there has been no unauthorized entry or intrusion into the premises, and there has been no attempted robbery or burglary at the premises or transmitted to the Wayland Dispatch Center when, in fact, there is no fire. Excluded from this definition shall be the activation of an alarm system by power outages, utility companies, or other outside sources, hurricanes, severe storms and similar conditions.

3. Any signal or communication transmitted to the Wayland Public Safety Dispatch Center requesting, requiring or resulting in response from the fire department when, in fact, there has been no fire. Excluded from this definition shall be the activation of an alarm system by power outages, utility companies, or other outside sources, hurricanes, severe storms and similar conditions.

Section 2. False Alarms:

After the police and fire department have recorded three (3) separate false alarms in the aggregate within the calendar year, the alarm user shall be assessed the following fees:

$25.00 for the 4th false alarm;

$50.00 for the 5th and subsequent false alarms.

Failure to pay the fee within the prescribed time period will result in court action for violation of a Town By-law or a municipal charges lien being placed on the real property pursuant to M.G.L. Ch. 40, Sec. 58, in the Middlesex County Registry of Deeds, South District, until the fee is paid.

Section 3. Audible Alarm:

All alarm systems that emit an audible signal on the exterior of a building shall be equipped with a device for limiting the length of the audible signal to ten (10) minutes. Any user of an alarm system that either does not have such a device or has a malfunction that allows the audible signal to continue for more than ten (10) minutes shall, after the Police or Fire Department has recorded two (2) separate violations, be assessed for the third and subsequent violation a fee of $50.00. Failure to pay such fee within the prescribed time will result in either court action for violation of a Town By-law, or the placement of a municipal charges lien on the real property pursuant to Massachusetts General Laws Chapter 40, Section 58, in the Middlesex County Registry of Deeds, South District, until the fee is paid.

Section 4. Exemptions:

All Federal, State, municipal buildings and property shall be exempt from the provisions of this By-law.

FINANCE COMMITTEE COMMENTS: This Annual Town Meeting article will broaden the original By-law Article 30 covering false alarms to include "fire" alarms in addition to "police" alarms. The original By-law Article was enacted because of the frequency of false alarms among the proliferating household intrusion alarm systems. Many of these systems now include fire alarms as well, and the presently worded By-law Article does not account for false alarms arising from the fire-only portion of such alarm systems.

ARGUMENTS IN FAVOR: There should be uniformity in the assessment of fines associated with all types of alarm systems.

ARGUMENTS OPPOSED: The Finance Committee is not aware of any.

RECOMMENDATION: The Finance Committee recommends approval of this article. Vote: Unanimous.

QUANTUM OF VOTE: Majority - see Massachusetts General Laws Chapter 40, Section 21.

ARTICLE 15: AMEND PENALTY PROVISIONS OF GENERAL BY-LAWS

Proposed by: Board of Selectmen

To determine whether the Town will vote to amend Article 20 of its General By-laws by adding the following provision thereto:

"4. Rules and Regulations of the Chief of the Wayland Fire Department

$25.00 for the first offense.

$50.00 for the second offense and for each subsequent offense.

Enforcing person: Fire Chief and his designees."

FINANCE COMMITTEE COMMENTS: This Annual Town Meeting article will add Section 4 to the original By-law Article 20 so that the Chief of the Fire Department and his/her assistants will also be an enforcing officer of the By-laws of the Town of Wayland.

ARGUMENTS IN FAVOR: If By-law Article 30 is passed, this associated By-law change defines the Chief of the Fire Department as the enforcer of By-law Article 30 and any other violations of the By-laws of the Town of Wayland.

ARGUMENTS OPPOSED: The Finance Committee is not aware of any.

RECOMMENDATION: The Finance Committee recommends approval of this article. Vote: Unanimous.

QUANTUM OF VOTE: Majority - see Massachusetts General Laws Chapter 40, Section 21.

ARTICLE 16: PROCEDURE FOR THE DEMOLITION OF HISTORICALLY OR ARCHITECTURALLY SIGNIFICANT BUILDINGS

Proposed by: Historical Commission

To determine whether the Town will vote to amend its General By-laws of the Town by adding the following new by-law:

PROCEDURE FOR THE DEMOLITION OF HISTORICALLY OR ARCHITECTURALLY SIGNIFICANT BUILDINGS

SECTION 1. INTENT AND PURPOSE

This by-law is adopted for the purpose of protecting the historic fabric of the Town of Wayland by preserving, whenever possible, buildings and structures which have distinctive architectural features or historical associations that contribute to the cultural heritage of the Town.

SECTION 2. DEFINITIONS

For the purpose of this by-law, the following words and phrases have the following meanings:

Commission: The Wayland Historical Commission, or if the regulated building or structure is in a local historic district, the local historic district commission established pursuant to Chapter 40C of the Massachusetts General Laws.

Demolition: Any act of pulling down, destroying, removing or razing a building or any significant portion thereof, or commencing the work of total or substantial destruction with the intent of completing the same.

Inspector: The designated Building Inspector authorized to issue demolition permits.

Application: An application to the Inspector for a demolition permit as defined by this by-law.

Demolition Permit: Any permit issued by the Inspector which is required by the Massachusetts State Building Code, 780 CMR, and which authorizes the total or partial demolition of a building or structure regardless of whether such permit is called a demolition permit, alteration permit, building permit, etc.

Historically Significant Building or Structure: Any building or structure which is in whole or in part seventy-five or more years old and/or which:

(a) is in any federal or state historic district, or if in any local historic district, is not open to view from a public street, public park or public body of water; or

(b) is listed on or is within an area listed on the National Register of Historic Places or eligible for such listing, or listed on or is within an area listed on the State Register of Historic Places, or eligible for such listing; or

(c) has been documented in the Wayland Historic Resource Survey and has been designated by the Commission to be an historically significant building after a finding by the Commission that it is:

(1) importantly associated with one or more historic persons or events, or with the architectural, cultural, political, economic or social history of the Town of Wayland, the Commonwealth of Massachusetts or the United States of America; or

(2) historically or architecturally important by reason of period, style, method of building construction or association with a particular architect or builder, either by itself or in the context of a group of buildings or structures.

Preferably Preserved: An historically significant building or structure which the Commission has determined should be preserved, rather than totally or partially demolished, in accordance with the standards set forth in subsection 3(e) below.

SECTION 3. PROCEDURE

(a) No demolition permit for a building or structure which is in whole or in part seventy-five or more years old and included in the Historic Resource Survey shall be issued by the Inspector except in conformity with the provisions of this by-law, as well as any other applicable law, statute, by-law or regulation.

(b) Within seven (7) days from the filing of an application for a demolition permit the Inspector shall send a copy of each application to the Commission for a determination by the Commission as to whether the building or structure which is the subject of such application is historically significant, and if so, whether it should be preferably preserved. The Inspector shall also send to the Commission the name, address and telephone number of the owner of the building or structure which is the subject of such application.

(c) Within thirty (30) days after the Commission's receipt of a demolition permit application, the Commission shall make a determination as to whether the building is historically significant and shall notify, in writing, the Inspector of this determination. A copy of the Commission's determination shall also be sent to the building's or structure's owner and to the applicant for the demolition permit.

(d) No demolition permit shall be issued by the Inspector for a building or structure determined to be historically significant until the procedural requirements of subsection 3(e) of this by-law have been satisfied. The Inspector may grant the demolition permit if the Inspector (1) does not receive written notice within thirty (30) days after the Commission's receipt of a demolition permit application that the building or structure is historically significant; or (2) receives written notice from the Commission that the building or structure either is not historically significant, or is historically significant but clearly would not be deemed preferably preserved by the Commission.

(e) Before receiving a demolition permit for a building or structure determined to be historically significant, the applicant for such permit and the owner of the building or structure, if different from the applicant, shall apply to the Commission for a determination as to whether the building or structure is preferably preserved and shall provide the Commission with the following information:

(1) a photocopy for that portion of the tax assessor's map which shows the building or structure to be demolished and the property on which it is located, together with all abutting properties;

(2) photographs of all existing façade elevations of the building or structure to be totally or partially demolished;

(3) a description of the proposed plans for demolition and the reason(s) therefore; and

(4) in the case of partial demolition involving alteration(s) or addition(s) to a building or structure, (i) proposed plans and elevation drawings for the affected portion of the building or structure; and (ii) a plot plan of the property, if the same is required to obtain a permit under the State Building Code for the proposed alteration(s) or addition(s).

(5) if the site of the building or structure to be demolished is to be redeveloped, plans showing the use or development of the site after demolition together with a statement identifying all zoning variances and/or special permits which may be required in order to implement the proposed use or development.

The date the Commission receives all the above information shall be stamped on the information received and shall be considered the Submission Date. Following public notice as set forth in subsection 3(g) of this by-law, the Commission shall hold a public hearing within thirty (30) days of the Submission Date to determine whether the building or structure should be preferably preserved, based on the criteria set forth in this paragraph. If the Commission finds that the demolition proposed in the application would result in the demolition of an historically significant building or structure whose loss would be detrimental to the historical or architectural heritage or resources of the Town of Wayland, then the Commission shall find that the building or structure should be preferably preserved.

(6) Upon a determination that the building or structure which is the subject of an application for determination permit is preferably preserved, the Commission shall given written notice of the determination to the Inspector. A copy of the Commission's determination shall also be sent to the applicant for the demolition permit, and to the owner of the building or structure if different from the applicant. No demolition permit shall be issued until six (6) months after the date of such determination by the Commission, unless the Commission informs the Inspector prior to the expiration of such six (6) month period that the Commission is satisfied that the applicant for the demolition permit and the owner of the building or structure, if different from the applicant, has: (a) made a bona fide, reasonable and unsuccessful effort to locate a purchaser for the building or structure who is willing to preserve, rehabilitate or restore the building or structure; or, (b) has agreed to accept a demolition permit on specified conditions approved by the Commission.

(7) Upon a determination by the Commission that a building or structure is not preferably preserved or upon the Commission's failure to make any determination within forty-five days of the Submission Date, the Inspector may grant a demolition permit for the building or structure.

(8) Public notice of Commission hearings shall provide the date, place and time of the hearing and the addresses of the properties to be considered at the hearing.

SECTION 4. EMERGENCY DEMOLITION

If following inspection and evaluation by the Inspector a building or structure poses a serious and imminent threat to public health or safety due to its deteriorated condition and that there is no reasonable alternative to the immediate demolition of the building or structure, then the Inspector may issue an emergency demolition permit to the owner of the building or structure. Nothing in this by-law shall interfere with the appropriate authority's rights to pursue the procedures for the demolition and/or securing of dangerous or abandoned buildings and structures established by M.G.L. c.143, sections 6 through 10.

SECTION 5. ENFORCEMENT AND REMEDIES

The Commission and the Inspector are each hereby authorized to institute any and all proceedings in law or equity as they deem necessary and appropriate to achieve compliance with the requirements of this by-law, or to prevent violation thereof.

Anyone who demolishes an historically significant building or structure without first obtaining and complying fully with the provisions of a demolition permit issued in accordance with this by-law shall be subject to a fine of not more than $300.00 for each day of violation of this by-law.

No building permit shall be issued with respect to any premises upon which a significant building has been voluntarily demolished in violation of this by-law for a period of two years after the date of the completion of such demolition. As used herein "premises" includes the parcel of land upon which the demolished significant building was located.

Upon a determination by the Commission that a building is a preferably preserved building, the owner shall be responsible for properly securing the building or structure if vacant, to the satisfaction of the Inspector. Should an owner fail to secure the building, the loss of such building through fire or other cause shall be considered voluntary demolition for the purposes of the preceding paragraph.

SECTION 6. PROPERTIES LOCATED IN LOCAL HISTORIC DISTRICTS

The provisions of this by-law shall not apply to any building or structure located in a local historic district established pursuant to M.G.L. c.40C and subject to the regulation of the local historic district commission.

SECTION 7. SEVERABILITY

In case any section, paragraph, or part of this by-law is declared invalid or unconstitutional by any court of competent jurisdiction, every other section, paragraph, or part of this by-law shall continue in full force and effect.

FINANCE COMMITTEE COMMENTS: The Wayland Historical Commission proposes to add a by-law with the full force and effect of law that, if adopted, would help protect "the historic fabric of the Town by preserving, whenever possible, buildings and structures which have distinctive architectural features or historical associations that contribute to the cultural heritage of the Town". Similar by-laws have been adopted by about fifty other towns in the Commonwealth, including Lexington and Newton. At last year's Annual Town Meeting, the Historical Commission asked that this article be passed over so it could be revised to address the Building Inspector's desire to limit the number of buildings to be included. At the time, the article referred to all buildings over 75 years old; now it applies only to buildings recorded in the Historic Resources Survey (currently about 240 buildings).

If the article passes, an applicant wishing to demolish a building will apply to the Building Inspector who, within seven days of written application filed with his office, will send a copy of the application to the Historical Commission who shall, within thirty days of receipt, determine whether the building is historically significant.

If the Commission fails to act or notifies the Building Inspector in writing that the building is historically significant but not preferably preserved or that it is *not* historically significant, the Building Inspector may grant a demolition permit. Determination that a building is historically significant but not preferably preserved or that it is not historically significant is the sole judgment of the Historical Commission and no hearing is necessary. Four demolition permits were requested in 1994.

If the Commission finds the building to be historically significant and preferably preserved, the Commission shall hold a public hearing within thirty days of its receipt of the application. The applicant and/or owner of a building found to be historically significant and preferably preserved will then have a six-month waiting period during which to make a bona fide attempt to locate a buyer who would preserve the building in question, or the applicant could agree to accept a demolition permit on specified conditions approved by

the Commission. If no buyer could be located in that six-month period, the Building Inspector could then issue a demolition permit. There is also provision for emergency demolition for reasons of public health or safety.

Penalties are provided for violation of the proposed by-law. A $300 per day fine can be levied, though the by-law is not specific as to who levies the fine or when the fine begins and when or how it ends. (The Finance Committee may propose an amendment to this article to correct this technical problem.) A second penalty is that if a building is demolished in violation of the proposed by-law, no building permit may be issued for a period of two years for the parcel of land upon which the building stood.

ARGUMENTS IN FAVOR:. This by-law will improve the Town's ability to preserve some of its historic nature by protecting local historic and architectural resources which contribute to our understanding of the development of our town. This By-law would not prevent demolition; rather it would delay demolition, giving the Town the opportunity to work with the property owner to find alternative measures to demolition. Action taken under this proposal would be a temporary (up to six-month) stay of demolition. In most instances, if no alternative measures are available, it is an opportunity to document the property and perhaps find use for parts of the property. In other towns, adoption of a demolition by-law has been a reaction to loss of significant properties. The impact on residents is minimal, if any at all, and there is no cost to the Town.

The Historical Commission recommends positive action on this article to precut our local historic resources.

ARGUMENTS OPPOSED: The proposed by-law could curtail a property owner's freedom to demolish structures without more than the Building Inspector's concurrence. The provision for levying a fine is incomplete and ambiguous. (As noted in the Comments, the Finance Committee may propose an amendment to correct this problem.) There is no provision for a hearing should the Commission find the building to be historically significant but not preferably preserved or not historically significant. The proposed by-law leaves that determination solely with the Commission.

RECOMMENDATION: The Finance Committee recommends approval of this article. Vote: Unanimous.

QUANTUM OF VOTE: Majority - see Massachusetts General Laws Chapter 40, Section 21.

ARTICLE 17: ACQUIRE PAINE ESTATE LAND

Proposed by: Board of Selectmen *Estimated Cost: $700,000*

To determine whether the Town will vote to modify its vote under Article 10 of the 1994 Annual Town Meeting by:

(a) authorizing the Board of Selectmen, with the approval of Town Counsel as to form, to acquire by purchase, eminent domain, gift, or otherwise, the fee or any lesser interest or interests in all or any portion of the parcels of land shown as Parcels A, B, C, D, E, F, G, H, K, M, N and P on a plan entitled "Plan of Land in Wayland, Mass. Showing Proposed Division of the Paine Estate" dated March 22, 1994, scale 1" = 200', revised March 1995, prepared by the Wayland Town Surveyor's Office, and filed in the Office of the Town Clerk, for general municipal purposes, conservation purposes, recreational purposes, low and moderate income housing purposes, affordable housing purposes, public health and human service purposes, or any combination of such purposes; to appropriate an additional sum of money for the acquisition of said parcels of land; and to determine whether such appropriation shall be provided by taxation, by transfer from unappropriated available funds, by transfer of funds already appropriated for another purpose, by funds received as grants from the Commonwealth or Federal Government, by borrowing or otherwise; and

(b) authorizing the Board of Selectmen, with the approval of Town Counsel as to form, to transfer, sell, convey or otherwise dispose of in accordance with Massachusetts General Laws Chapter 30, Section 16, the fee or any lesser interest in all or any portion of the land described in paragraph (b) above for low and moderate income housing and/or affordable housing purposes and/or public health and human service purposes, and/or conservation, recreation, or open-space purposes, by May 15, 1997, provided that any such transfer, sale, conveyance or disposition is proposed by and recommended by the Paine Estate Advisory Committee.

FINANCE COMMITTEE COMMENTS: Last year's Annual Town Meeting voted to acquire portions of the so-called Paine Estate Land. (See Article 10 of the 1994 Annual Town Meeting Warrant.) Since that affirmative vote, negotiations for the property have continued between the Trustees of the Paine estate and the Sudbury Valley Trustees (SVT) for the acquisition of the property. It has been a difficult and prolonged negotiation.

- The working acquisition price used in putting together the proposal last year proved to be inadequate to consummate the sale with the Paine trustees.
- Funds to have been provided by the U.S. Fish and Wildlife Service for Parcels A and B were diverted by them to another project close to fruition.

These two developments have led to additional fund raising by SVT and to some changes in the plan of acquisition.

- Additional funding ($216,500 above the $283,500 expected last year) has come in the form of Self Help Grants from the state.
- Additional funding ($200,000) has come from the Massachusetts Department of Environmental Management (DEM) for trail easements and a conservation restriction on Parcels A and B.
- The additional funding has made it possible for Parcels A and B to be acquired by SVT with a conservation restriction going to the Town and the DEM and a relocatable trail easement going to DEM. As a result, the Town will acquire a valuable interest in the river front.

- The Paine trustees have agreed to lower the purchase price in return for the right to retain ownership of Parcels K and L as well as ownership of three new parcels identified as M, N and P. This land is to be held by them to be sold later on the open market. SVT will have an option to purchase Parcels K, M, N, and P should their fund raising be sufficient to purchase one or more of the parcels.

The accompanying table summarizes the changes in the plan.

The grants are accompanied by substantial requirements for recreational facilities on the parcel, including parking for 100 cars, signs, picnic tables, and facilities designed for persons with disabilities. Parking need not be located entirely adjacent to the road.

The conservation restriction placed on Parcels A and B will permanently prevent the property from being developed. Trail easements are granted to DEM on Parcels A, B, C, D, E, and F.

SVT and the Paine Trustees expect to have a signed Purchase and Sale Agreement prior to Town Meeting.

In the comments associated with Article 10 of last year's Annual Town Meeting and the associated descriptive material circulated in support of the Article, the expectation was set that if Shelf Help grant funds were received, that money would be used to reduce the amount the Town would have to borrow. As a result of the higher purchase price and the loss of the USF&W Service funds, the Self Help grant money is needed to fill the deficit. This vote is to redirect the grant funds from reducing the amount borrowed, to becoming part of the funds used to purchase the property.

It is expected that $500,000 will be received by the Town from the Self Help grants. The usual mechanism for such grants is to be reimbursed after the money has been appropriated. To deal with the uncertainty of arrival of the grant funds and to be sure that the Town has funds at the closing, the vote on this article will authorize a short-term borrowing for this project. The Town will ultimately spend no more than the $3,300,000 voted at last year's Annual Town Meeting for the acquisition of the property.

ARGUMENTS IN FAVOR: The acquisition of this property will be possible through this vote. The Town voted for this proposal last year with enthusiastic support; this will finish the work. An affirmative vote by the Town on this article will reaffirm its support for the project and help surmount the financial hurdle encountered during the continuing negotiation of the past year.

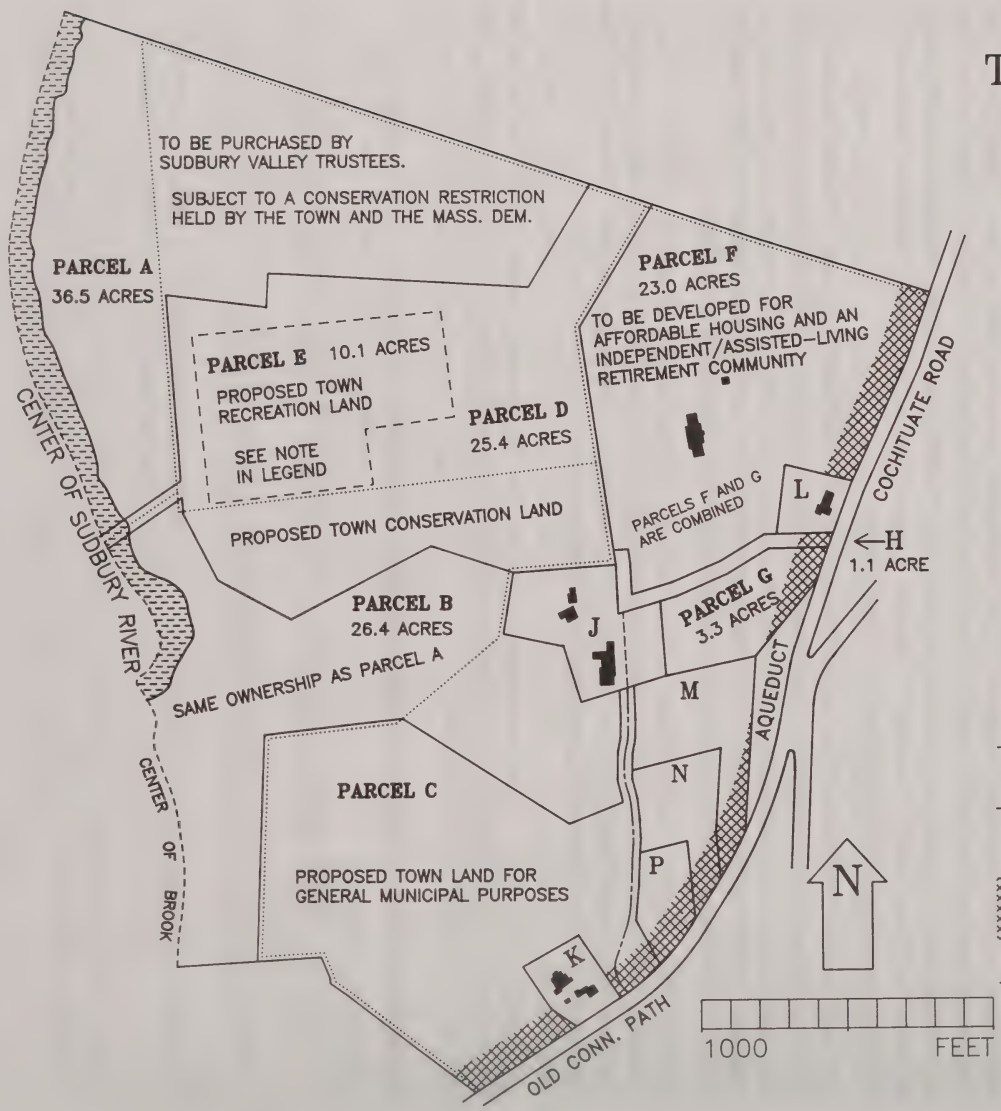
ARGUMENTS OPPOSED: It has been expected that the Self Help money would reduce the size of the borrowing. It should be used for that purpose; other funds should be raised to make up the shortfall. The plan as now configured is not acceptable.

RECOMMENDATION: The Finance Committee recommends approval of this article. Vote: Unanimous.

QUANTUM OF VOTE:

(a) Two-thirds - see Massachusetts General Laws Chapter 40, Section 14 and Chapter 44, Section 7.

(b) Majority - see Massachusetts General Laws Chapter 40, Section 3.



THE PAINE LAND

PROPOSED DIVISION

MARCH 1995

PARCEL E MAY BE ALTERED IN SHAPE AND LOCATION BUT NOT IN SIZE. IT WILL REMAIN ENCLOSED BY PARCEL D.

PARCEL H IS A PROPOSED TOWN WAY, TO PROVIDE FRONTAGE FOR PARCELS J, D AND G.

PARCELS J, K AND L ARE EXISTING SINGLE RESIDENCES, OF AREA 3.8, 1.3 AND 1.1 ACRES.

PARCELS M, N, AND P ARE PROPOSED NEW HOUSE LOTS.

PARCELS K–N AND P WILL INITIALLY BE RETAINED BY THE TRUSTEES OF THE PAINE ESTATE. PARCELS M, N AND/OR P MIGHT LATER BE BOUGHT BY SUDBURY VALLEY TRUSTEES AND GIVEN TO THE TOWN. THE BOUNDARIES OF THESE FIVE LOTS MAY BE CHANGED SLIGHTLY AFTER SOIL TESTING ETC.

———— ACCESS EASEMENT FOR PARCELS J, M, N AND P.

- - - - - - - - THE DASHED LINE ON PARCEL J IS THE CENTERLINE OF AN EMERGENCY ACCESS EASEMENT.

CONSERVATION RESTRICTION WHICH EXCLUDES ABOVE-GROUND STRUCTURES BUT NOT ROADS NEEDED FOR ACCESS OR TRAILS.

CENTERLINE OF PROPOSED TRAIL EASEMENT, RELOCATABLE, 30 FEET WIDE, TO BE HELD BY MASS. DEPT. OF ENVIRONMENTAL MANAGEMENT.

THE PAINE-LAND PROJECT: SUMMARY OF CHANGES IN THE PLAN: MARCH 1994 TO MARCH 15 1995

OLD PARCEL LABEL	OLD PARCEL ACRES	NEW PARCEL LABEL	NEW PARCEL ACRES	SEE NOTES	DESTINY OF NEW PARCEL
A	36.2	A	36.5	1	Conservation restriction to Town and DEM. Relocatable trail easement to DEM. Fee to SVT.
B	26.7	B	26.4	1	Conservation restriction to Town and DEM. Relocatable trail easement to DEM. Fee to SVT.
C	33.7	C	26.4	2,4	Relocatable trail easement to DEM. Access easement reserved for parcels J, M, N and P. Conservation restriction on 100-foot streetside strip to Town for conservation purposes. Fee to Town for general municipal purposes.
D	25.4	D	25.4	5	Relocatable trail easement to DEM. Fee to Town for conservation purposes.
E	10.1	No change	No change		Relocatable trail easement to DEM. Fee to Town for recreational purposes.
F	23.0	F	23.0	4	Relocatable trail easement to DEM. Conservation restriction on 100-foot streetside strip to Town for conservation purposes. Fee to Town for low/moderate-income-housing purposes, affordable-housing purposes, public-health and human-service purposes, or any combination of these purposes.
G	3.3	No change	No change		Same as for parcel F, except there will be no trail easement.
H	1.1	No change	No change		Conservation restriction on 100-foot streetside strip to Town for conservation purposes. Fee to Town as a public way, to provide legal frontage for parcel J.
J	3.8	No change	No change		Existing house lot. To be owned by SVT and later sold on the open market with a historic preservation restriction retained by the appropriate Town body.
K	1.3	K	1.3	4	Like L, except the Town will have an option to buy this parcel.
L	1.1	L	1.1	4	Existing house lot. To be retained by Paine Trustees and later sold on the open market.
		M	3.6	3	New lot. Conservation restriction on 100-foot streetside strip to Town for conservation purposes. Fee to be retained by Paine Trustees and later sold on the open market.
		N	2.3	3	New lot. Conservation restriction on 100-foot streetside strip to Town for conservation purposes. Fee to be retained by Paine Trustees and later sold on the open market.
		P	1.4	3	New lot. Conservation restriction on 100-foot streetside strip to Town for conservation purposes. Fee to be retained by Paine Trustees and later sold on the open market.

SVT = Sudbury Valley Trustees DEM = Mass. Dept. of Environmental Management DCS = Mass Division of Conservation Services.

Note 1 - The shift of 0.3 acre from parcel B to parcel A is due to relocation of the strip of parcel D leading into the river.
Note 2 - The reduction in area of parcel C is due to removal of parcels M, N and P from former parcel C.
Note 3 - If SVT succeeds in raising enough funds from charitable sources, one or more of parcels M, N and P will be purchased by SVT and given to the Town.
Note 4 - The shape of parcels K and L has been altered to produce better house lots and add more frontage to parcels C and F.
Note 5 - The narrow strip of land leading into the river has been shifted slightly.

ARTICLE 18: ELECTION OR APPOINTMENT OF TREE WARDEN

Proposed by: Petition

To see whether the Town will vote to direct the Selectmen to petition the Massachusetts General Court to enact legislation so that the Tree Warden will be separately elected or appointed in the standard manner as provided for by Massachusetts General Laws Chapter 41, Sections 1 and 106; said legislation to take effect upon enactment by the General Court.

PETITIONER COMMENTS: Our Park and Recreation Commissioners have repeatedly stated they find their duties as Tree Warden to be oppressive. They dislike holding hearings because they consider them to be unnecessarily time-consuming and unproductive. One member of the Commission, as chairman, stated he didn't care whether the Commission had the duties of Tree Warden or not.

However, by law, trees along our streets and roads are entitled to a fair hearing before they can be cut down. It is essential for Wayland to have a Tree Warden who cares about trees and does not resent the time spent in preserving the rustic character of the Town.

This article will ensure we have a Tree Warden who takes the job seriously and desires to protect trees rather than cut them down.

Last year, the Commission submitted a warrant article similar to this article but withdrew it. Nevertheless, its concept of a single-appointed Tree Warden is right on target.

To the petitioners' knowledge, no other town has a park and recreation commission as its tree warden.

FINANCE COMMITTEE COMMENTS: Wayland's Park and Recreation Commissioners are the Tree Wardens. A town-owned tree cannot be removed without a hearing. Recent disagreements about the Tree Wardens' powers to remove trees in emergency situations have prompted this article which would create a new, independent position of Tree Warden.

ARGUMENTS IN FAVOR: An elected Tree Warden, independent of the Park and Recreation Commission, might have a stronger interest in preserving trees. Tree hearings sometimes take three evenings and take time away from the Park and Recreation Commission's other activities. Most towns, including Weston, have a single person (rather than a town board) as Tree Warden. It may be better for decisions about the need for emergency tree removal to be made by someone other than the department which will be doing the work. Most major projects are not done by the Park and Recreation Department; they are hired out to firms that specialize in tree work.

ARGUMENTS OPPOSED: This article does not address the question of whether the Tree Warden can remove trees without a hearing. It also does not list any qualifications for the position; the Park and Recreation Department always has one employee who is a qualified arborist. The articles does not assign responsibility for performing or paying for the work which the Tree Warden may deem necessary. Under the present system, which has worked effectively for thirty years, the Park and Recreation commissioners, who are also the Tree Wardens, are able to schedule tree work to fit with the department's other activities and can respond quickly to emergency situations. The Park and Recreation Department is on the scene during winter storms when many emergency situations arise; there might be problems coordinating emergencies with an independent Tree Warden.

RECOMMENDATION: The Finance Committee recommends against approval of this article. Vote: Unanimous.

QUANTUM OF VOTE: Majority - see Massachusetts Constitution Amendment Article 2, Section 8 (1).

ARTICLE 19: ACCEPT AND ACQUIRE STREETS

Proposed by: Board of Road Commissioners *Estimated Cost: $210,000*

To determine whether the Town will vote to accept as town ways the following streets or portions thereof laid out by the Board of Road Commissioners:

Pilgrim Path (from Pineridge Road southerly to Woodland Road)
Woodland Road (from the aqueduct, northerly to Pine Ridge Road)
Crest Road (from Pond Drive to Dudley Road)
Nolan Farms Road
Pond Drive (sixty feet easterly from the westerly end of Pond Drive);

to authorize the Board of Road Commissioners or the Board of Selectmen, as the case may be, with the approval of Town Counsel as to form, to acquire by purchase, gift, eminent domain or otherwise for highway purposes the fee or any lesser interests, including appurtenant easements for drainage, slope or otherwise, in, on, over, under and through the streets described above; to appropriate a sum of money to compensate the landowners owning and/or abutting said streets and to reconstruct said streets and to determine whether such money shall be provided for by taxation, by appropriation from available funds, by transfer from funds already appropriated for another purpose, by funds received as grants from the Commonwealth or the Federal Government, by borrowing or otherwise.

FINANCE COMMITTEE COMMENTS: This article would provide for the taking and reconstruction of these private roads. The abutters would pay 50% of the cost to the Town for reconstruction under the State's Betterment Act and the Town would fund the difference.

ARGUMENTS IN FAVOR: These roads are in very poor condition and should be reconstructed.

ARGUMENTS OPPOSED: The Town cannot afford its share of the cost of this project, especially in light of other road priorities.

RECOMMENDATION: The Finance Committee recommends approval of this article. Vote: Unanimous.

QUANTUM OF VOTE: Majority for street acceptances - see Massachusetts General Laws Chapter 82, Section 23; two-thirds for appropriation and exercise of eminent domain and purchase powers - see Chapter 40, Section 14; two-thirds for Borrowing - see Chapter 44, Section 7.

ARTICLE 20: ACCEPT AND ACQUIRE MAINSTONE ROAD

Proposed by: Petition

To determine whether the Town will vote to accept as a town way the following street laid out by the Board of Road Commissioners:

Mainstone Road;

to authorize the Board of Road Commissioners or the Board of Selectmen, as the case may be, with the approval of Town Counsel as to form, to acquire by purchase, gift, eminent domain or otherwise for highway purposes the fee or any lesser interests, including easements for drainage, slope or otherwise, in,

on, over, under and through the street described above; and to authorize the Board of Road Commissioners or the Board of Selectmen, in their discretion, to appropriate a sum of money to compensate the landowners owning and/or abutting said street and to determine whether such money shall be provided for by taxation, by appropriation from available funds, by transfer from funds already appropriated for another purpose, by funds received as grants from the Commonwealth or the Federal Government, by borrowing or otherwise. Acceptance of Mainstone Road by the Town is contingent upon the road being repaired, within 180 days after the Town Meeting, to the satisfaction of the Wayland Board of Road Commissioners and the Planning Board.

PETITIONERS' COMMENTS: The developer and the Town of Wayland agreed prior to 1980 that Mainstone Road be accepted as a public way by the Town of Wayland. This is long overdue. The road has and continues to be used by the general public for all purposes for which roads are commonly used. This article seeks to have the Town accept the road in accordance with the Town's covenants with the developer.

FINANCE COMMITTEE COMMENTS: When a road is constructed in a new residential area, the builder sets aside an escrow account to ensure that the road is brought up to standard for acceptance by the Town as a public way. The Highway Superintendent has agreed with the petitioners on the work which is required to be done to make the road acceptable to the Town. The Mainstone residents' organization has agreed to have the work done if the Town will release the funds. It is unlikely that the work can be completed before Town Meeting. It is unusual for a petitioner group to bring a road acceptance article before Town Meeting; usually this is the work of the Road Commission. This article proposes that the road be accepted if the Road Commission and the Planning Board agree that the road meets Town standards within 180 days of Town Meeting.

ARGUMENTS IN FAVOR: Mainstone Road is used by the public as if it were a public way. The residents of the area would like the Town to accept the road as originally intended. Any roads repairs made necessary by the fourth, current phase of construction should be the responsibility of the fourth developer and should not delay the acceptance of the road as a public way.

ARGUMENTS OPPOSED: The Town Meeting usually is not asked to accept a road until the road meets Road Commission standards. The Finance Committee has no objection to the eventual acceptance of Mainstone Road but recommends that action on this article be postponed until the road repairs have been done.

RECOMMENDATION: The Finance Committee recommends approval of this article. Vote: Unanimous.

QUANTUM OF VOTE: Majority for street acceptances - see Massachusetts General Laws Chapter 82, Section 23; two-thirds for appropriation and exercise of eminent domain and purchase powers - see Chapter 40, Section 14; two-thirds for Borrowing - see Chapter 44, Section 7.

ARTICLE 21: WAYLAND/SUDBURY SEPTAGE TREATMENT FACILITY

Proposed by: Board of Road Commissioners

To determine whether the Town will vote to appropriate a sum of money to be expended by the Board of Road Commissioners for the operation of the Wayland/Sudbury Septage Treatment Facility; and to determine whether such appropriation shall be provided by taxation, by transfer from unappropriated available funds, by transfer of funds already appropriated for another purpose, by borrowing or otherwise.

FINANCE COMMITTEE COMMENTS: This Article provides for the annual appropriation of Wayland/Sudbury Septage Treatment Plant.

RECOMMENDATION: The Finance Committee recommends approval of this article. Vote: Unanimous.

QUANTUM OF VOTE: Majority - see Massachusetts General Laws Chapter 40, Section 5, and Chapter 44, Section 33B. For borrowing, two-thirds - see Chapter 44, Section 7.

	SEPTAGE BUDGET FY 1996	RECOMMENDED FY 96
1	SALARIES	$132,500
	EXPENSE	
2	OPERATING EXPENSE	$75,000
3	OTHER EXPENSE	$10,500
4	CONTRACTED/PROFESS SERVICES	$9,500
5	OUT OF STATE TRAVEL	$1,000
	EQUIPMENT	
6	CAPITAL REPLACEMENT	$75,000
7	PURCHASE/RENTAL	$7,000
8	MAINTENANCE/REPAIRS	$21,000
9	MATERIAL/SUPPLIES	$5,000
	BUILDING/MAINT EXPENSE	
10	MAINT/REPAIRS/RENOVATIONS	$10,000
11	BUILDING UTILITIES	$1,500
12	OTHER EXPENSE	$3,500
	SPECIAL BUDGET ITEMS	
13	RESERVE FOR EMERGENCY REPAIRS	$75,000
14	DEBT SERVICE	$81,000
15	ENGINEERING SERVICES	$75,000
	INDIRECT EXPENSES	
16	ADMINISTRATION	$40,000
17	INSURANCE FRINGE BENEFITS	$25,000
18	OTHER INSURANCE	$8,000
	TOTAL BUDGET REQUEST	$655,500
	REVENUE SOURCES	
19	ANTICIPATED REVENUE	$655,500
20	RETAINED EARNINGS	$0
	TOTAL REVENUES	$655,500

ARTICLE 22: WAYLAND/SUDBURY SEPTAGE TREATMENT FACILITY CAPITAL REPAIRS

Proposed by: Board of Road Commissioners *Estimated Cost: $440,000*

To determine whether the Town will vote to appropriate a sum of money to be expended by the Board of Road Commissioners for repairs and capital improvements to the Wayland/Sudbury Septage Facility in order to satisfy Massachusetts Department of Environmental Protection regulatory requirements; and to determine whether such appropriation shall be provided by taxation, by transfer from unappropriated available funds, by transfer of funds already appropriated for another purpose, by borrowing or otherwise.

FINANCE COMMITTEE COMMENTS: The Septage Treatment Facility would add, if approved, the $440,000 requested here to $200,000 voted at Annual Town meeting 1994 for plant repairs, and $220,000 remaining in the Tank Equalization bond from circa 1991, for a total of $860,000 to: (1) restore the treatment efficiency of the plant to its original specifications; (2) upgrade the plant by adding redundancy; (3) improve process control and instrumentation; (4) improve plant safety; and (5) satisfy some building code and EPA requirements.

The plant's operating specifications have been allowed to deteriorate to a point where, in 1994, the plant had to be shut down in December, requiring the Town to use more costly alternative septage disposal methods. The $200,000 approved at the 1994 Annual Town meeting turned out to be less than needed once a consulting engineer was engaged to assess the plant and its technical operation. In fact, the consulting engineer currently estimates the total costs to perform all the projects they recommend at this time would be between $1.1 million and $1.5 million.

The plant is currently operating under an expired permit (1988) with sanction from the Massachusetts DEP, provided that certain improvements are made to conform the facility to the Clean Water Act and other changes in regulation since the plant was originally constructed twelve or so years ago. If the Town wishes to continue operating a cost-effective facility, it must keep pace with the changing (more stringent) regulations promulgated by various regulatory bodies.

ARGUMENTS IN FAVOR: The consulting engineer has stated that the Town would save money in operating cost of the plant (these savings have not yet been quantified).

Safety is a priority which, if left unattended, could create a liability for the Town.

At some point, code violations could lead to a potentially costly shutdown, perhaps even permanently. Alternative waste treatment and disposal is more costly than a professionally managed and operated treatment facility in the Town.

The plant should be maintained to professional and DEP standards and to code, and be upgraded as any increasing use prudently dictates.

ARGUMENTS OPPOSED: The proposed projects to not specifically include training for management and staff to prevent the deterioration of the plant once again to the point where the Town will again be faced with costs similar to, or larger than those described here.

Safety hazards should not be left uncured until an Annual Town Meeting comes around.

Given the delays in effectively and efficiently employing funds already approved creates a significantly larger project to manage to cost effective conclusion than several smaller projects over a longer period of time would have presented. This increases the management risk.

The cost of the various projects have risen dramatically since they were first proposed, raising a question as

to how accurate these estimates are even now. By the time this work is actually completed (no timelines are available), costs could significantly increase.

There is no documented long-term plan for the operation of the plant for either capital or operating expense. It is not clear whether the proposed spending ($860,000, of which $440,000 is requested in this warrant) represents a one-time surge in spending or something that will return to Annual Town Meeting at this level or higher every year.

RECOMMENDATION: The Finance Committee recommends approval of this article. Vote: Unanimous.

QUANTUM OF VOTE: Majority - see Massachusetts General Laws Chapter 40, Section 5, and Chapter 44, Section 33B. For borrowing, two-thirds - see Chapter 44, Section 7.

ARTICLE 23: TRANSFER WAYLAND/SUDBURY SEPTAGE TREATMENT FACILITY OPERATION, CONTROL AND MANAGEMENT TO THE OPERATIONAL REVIEW COMMITTEE

Proposed by: Petition

To determine if the Town will vote to transfer the custody, operation, control and management of the Wayland/Sudbury Septage Treatment Facility from the Wayland Board of Road Commissioners to the ORC (Operational Review Committee), and to seek Town approval to petition the Legislature for said transfer, and to take any action thereto.

FINANCE COMMITTEE COMMENTS: The 20-year agreement with the Town of Sudbury, which established the powers of the Operational Review Committee, expires in March 1996. An article to renew the agreement is expected to be on the warrant at the Special Town Meeting. This article asks for a vote to transfer management of the facility from the Wayland Board of Road Commissioners to the Operational Review Committee.

ARGUMENTS IN FAVOR: The Operational Review Committee has been more directly involved than the Road Commission in management of the Wayland/Sudbury Septage Treatment Facility. Needed repairs have not been done while the Facility was under the management of the Wayland Board of Road Commissioners.

ARGUMENTS OPPOSED: This article was not on the warrant for the Sudbury Town Meeting. If passed at this Town meeting, it will have no legal effect. It is not clear that the Operational Review Committee would be willing or able to assume the responsibility for custody, operation, control, and management of the facility.

RECOMMENDATION: The Finance Committee recommends against approval of this article. Vote: Unanimous.

QUANTUM OF VOTE: Majority - see Massachusetts Constitution Amendment Article 2, Section 8 (1).

ARTICLE 24: APPOINT REGIONAL SOLID WASTE DISPOSAL STUDY COMMITTEE

Proposed by: Board of Road Commissioners

To determine whether the Town will vote to establish a regional solid waste disposal study committee; and to determine the appointing authority, charge, composition and length of term of the members of such committee.

FINANCE COMMITTEE COMMENTS: Given the long-range importance of solid waste disposal to the interests of the Town, this article would establish a committee specifically charged with developing a joint program with other Town(s).

ARGUMENTS IN FAVOR: The Board of Road Commissioners does not have the time to devote to this issue in a meaningful way and a separate committee comprised of citizens from our Town and other(s) would be more productive.

ARGUMENTS OPPOSED: We currently have an estimated fifteen-year remaining life for our sanitary landfill which would be dramatically shortened if we were to join with other Town(s) in a solid waste disposal program utilizing our landfill. This Town does not need another committee to study this issue; we already have the Board of Road Commissioners in place.

RECOMMENDATION: The Finance Committee recommends approval of this article. Vote: Unanimous.

QUANTUM OF VOTE: Majority.

ARTICLE 25: ENLARGE HISTORIC DISTRICT

Proposed by: Historic District Commission

To determine whether the Town will vote to enlarge the Historic District established by vote of the Town in 1965 and subsequently extended to the present boundaries as shown on plans filed in the Office of the Town Clerk, by adding thereto the area designated on a plan entitled "Plan of Proposed Addition to the Wayland Historic District" dated January 25, 1995 by the Wayland Town Surveyor's Office and filed in the Office of the Town Clerk, and more particularly described as follows:

Bounded, Northeasterly, by a portion of Old Sudbury Road

Northwesterly, by land of Weiland, and

Southerly by land of the Massachusetts Bay Transit Authority.

FINANCE COMMITTEE COMMENTS: This article proposes to expand the current Historic District in downtown Wayland.

ARGUMENTS IN FAVOR: This article will improve the Town's Historic District by expanding its size. Owners of the properties to be added want to be part of the District.

ARGUMENTS OPPOSED: The Finance Committee is not aware of any.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Two-thirds - see Massachusetts General Laws Chapter 40C, Section 3.

ARTICLE 26: WATER SYSTEM CAPITAL IMPROVEMENTS

Proposed by: Board of Water Commissioners *Estimated Cost: $654,000*

To determine whether the Town will vote to appropriate a sum of money to be expended by the Board of Water Commissioners for a.) the replacement and upgrading of the meter reading system; and b.) water system improvements, design and installation of improvements to pump stations, water main improvements and upgrades to the booster station and to determine whether such money shall be provided by taxation, by transfer from unappropriated funds, by transfer from funds already appropriated for another purpose, by grants received from the Commonwealth or Federal Government, by borrowing or otherwise.

FINANCE COMMITTEE COMMENTS: This article is proposed as part of the Water Department's continuing effort, initiated with the Water Department article approved at last year's Town Meeting, to continue to improve the water system in order to address applicable regulatory requirements relating to water quality as well as deficiencies in the system resulting from maintenance problems and distribution inefficiencies that can at times severely impair the ability of the Water Department to deliver adequate water pressure for home use and fire prevention.

The Water Department has developed a five-year capital program (see Water Department Capital Plan set forth at page 14 of the warrant) that is proposed to be funded (with the proceeds of separate bond offerings) and implemented over the five-year period as indicated in the Water Department Capital Plan (set forth at page 14 of the warrant). The five-year program is based, in significant part, on an independent Water System Distribution Study commissioned by the Water Department and completed in August of 1994.

It should be noted that federal water quality standards will probably require addition of pH-adjusting chemicals to Town water in order to reduce corrosion and related copper content in the water. Corrosion control procedures are expected to be implemented in subsequent years.

In addition to the maintenance and distribution items referenced in the independent engineering reports, the Water Department has determined that it would be advisable to upgrade and replace the water meters attached to the water mains inside of each building in Town. The cost of implementing the meter upgrade and replacement is expected to be ultimately recovered by the Water Department through more accurate and faster meter readings.

For the upcoming fiscal year, the Water Department is proposing to spend approximately $200,000 on the first phase of its water meter upgrade program and a balance of approximately $454,000 on maintenance and improvements to the Water Distribution System, as more particularly set forth in the FY1996 column of the Water Department Capital Plan (set forth at page 14 of the warrant). The proposed expenditures for the next four years referenced in the Capital Plan will be considered at future Town Meetings.

ARGUMENTS IN FAVOR: The maintenance of the water system has been deferred in the past. In a dry summer, parts of the Town suffer from inadequate water distribution. As part of its continuing effort to modernize and safely maintain the water system, the Board of Water Commissioners has determined it to be necessary and appropriate to fund and implement the first phase of the capital improvements to the water system specified in the FY96 column in the Water Department Capital Plan (set forth at page 14 of the warrant). These capital improvements can be implemented without impairing the Water Surplus Fund and also without further increase to the Town's water rates (which compare favorably to rates imposed by other towns).

ARGUMENTS OPPOSED: The Town has experienced and successfully survived water distribution problems in the past. The water rates in Town are higher than reasonably necessary to fund basic maintenance and the proposed improvements are not truly required.

RECOMMENDATION: The Finance Committee recommends approval of this article. Vote: Unanimous

QUANTUM OF VOTE: Majority - see Massachusetts General Laws Chapter 40, Section 5, and Chapter 44, Section 33B. For borrowing, two-thirds - see Chapter 44, Section 8.

ARTICLE 27: COMPUTER EQUIPMENT ACQUISITION

Proposed by: Information Systems Committee/Board of Selectmen *Estimated Cost: $250,000*

To determine whether the Town will vote to appropriate a sum of money to be expended by the Board of Selectmen for the acquisition of new computer equipment for the Town; and to determine whether such money shall be provided for by taxation, by transfer from available funds, by transfer of funds already appropriated for another purpose, by funds received as grants from the Commonwealth or Federal Government, by borrowing or otherwise.

FINANCE COMMITTEE COMMENTS: This article seeks funds to replace the computer and some software of the Town's computer system. Funds were voted at the 1982 Annual Town meeting for the current system and it has served well. It is time for replacements. The proposal before the Town seeks funds to acquire new software for functions such as General Ledger, Purchasing, Accounts Payable, Payroll and Personnel, Budget Preparation, Collections, and Auto Excise. It proposes to convert current data in the system to be usable in the new system. The motivation for seeking a new system comes from the fact that the current computer system is becoming increasingly difficult to support as new computer products replace older ones and vendors move on to new products. Each year the Town assumes greater risk that its computer-based functions such as tax billing, accounting and payroll cannot be executed property. The new system is expected to have a ten-year life.

ARGUMENTS IN FAVOR: The proposed system will be supported by a company that supports the information needs of local government. The proposed system does things better. With this system the Town will have the benefit of improved disaster avoidance. Both the software and hardware are supported. It is better reporting, especially for Treasurer/Collector functions. This system will have a reduced learning curve for new employees primarily because of system documentation. The firm recommended in the proposal is equipped to support the Town through installation and start-up and will be able to provide ongoing support to the Town as it uses the system in the future.

ARGUMENTS OPPOSED: By waiting a year or two, even better software will become available to perform the Town's computer functions.

RECOMMENDATION: The Finance Committee recommends approval of this article. Vote: Unanimous.

QUANTUM OF VOTE: Majority - see Massachusetts General Laws Chapter 40, Section 5, and Chapter 44, Section 33B. For borrowing, two-thirds - see Chapter 44, Section 7.

ARTICLE 28: REPLACE PUBLIC SHADE TREES

Proposed by: Park and Recreation Commission

To determine whether the Town will vote to amend its General By-laws pertaining to public shade trees by replacing the words "Said trees shall be planted within a street right-of-way" with the words "The Tree Warden may plant the trees in the public ways or, if he/she deems it expedient, upon adjoining land, at a distance not exceeding twenty feet from said public ways, for the purpose of improving, protecting, shading or ornamenting the same, provided that an easement shall first be obtained from the owner of such adjoining land" in accordance with M.G.L. Chapter 87, Section 7 of the Massachusetts General Laws.

FINANCE COMMITTEE COMMENTS: This article would amend the by-law passed at the 1994 Town Meeting which calls for replacement of public shade trees removed by the Town. This article would allow the Tree Warden to authorize planting of the replacement tree in a location which is not necessarily in the public way. With an easement from the property owner, the tree may be planted within twenty feet of the public way.

ARGUMENTS IN FAVOR: The proposed amendment grants flexibility in locating the replacement tree. It is possible that the best location for the replacement tree might not be in the public way.

Wayland is proud of its natural character. This character should be preserved by the replacement of trees lost to age, damage, bad location, or other reason.

ARGUMENTS OPPOSED: It might be easier for the owner of the non-public land to remove the tree if he or she desired to do so.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority - see Massachusetts General Laws Chapter 40, Section 21.

ARTICLE 29: AUTHORIZE THE TOWN TO PETITION THE STATE LEGISLATURE TO ESTABLISH THE WAYLAND WASTEWATER MANAGEMENT DISTRICT

Proposed by: Petitioners and Selectmen's Wastewater Management Committee

To determine whether the Town will vote to authorize the Board of Selectmen, through Wayland's representatives to the State Legislature, to petition the Massachusetts state legislature to adopt the proposed legislation entitled "Wayland Wastewater Management District," a draft of which will be available for review prior to and at Town Meeting.

Summary of draft legislation prepared by the Wastewater Management Committee:

Definitions: "alternative system" has the same meaning as in Title 5; "standard Title 5 system" means a septic system designed and constructed as described in 310 CMR 15.100-15.279.

a. The Wayland Wastewater Management District will be modeled on Massachusetts General Laws chapter 40N, except the Wayland Wastewater Management District will not be involved with drinking "water works systems." The Wayland Wastewater Management District will be involved solely with wastewater management systems.

b. The purpose of the Wayland Wastewater Management District shall be to facilitate the implementation of Title 5 of the State Environmental Code (codified at 310 CMR 15.000 et. seq.) (hereafter "Title 5") in a manner most likely to protect Wayland's valuable drinking water supplies; minimize damage to the environmental resources of Wayland, such as ponds, streams, and wetlands; provide economical alternatives to remedy failing or inadequate septic systems; to facilitate construction of single facility systems designed and constructed as described in Title 5 and approved by the Board of Health; and to construct systems serving more than one facility that are approved by the Board of Health as alternatives to a system or systems designed and constructed as described in Title 5 where the Board of Health decides that alternative systems are preferable.

c. The Wayland Wastewater Management District will do all things necessary to carry out the purposes stated in the draft legislation for the management of both on-site and off-site Title 5 wastewater management systems and their appurtenances, including, but not limited to, the financing, construction, upgrade, repair, operation, and maintenance of such systems.

d. The Wayland Wastewater Management District shall be empowered to own, finance, operate, construct, upgrade, repair, and maintain (or cause to be owned, financed, operated, constructed, upgraded, repaired, or maintained) off-site wastewater management systems, including small-scale sewer systems that are in compliance with Title 5 and approved by the Wayland Board of Health.

e. The Wayland Wastewater Management District will provide, coordinate, or cause to be provided, the legal, administrative, engineering, and funding support needed to implement shared wastewater treatment systems in specific areas.

f. The Wayland Wastewater Management District may provide financing, technical and administrative assistance, and maintenance for single systems where appropriate.

g. Unless further directed by the Board of Selectmen, Town Meeting, or by petition by affected homeowners, the Wayland Wastewater Management District shall limit its activities for off-site facilities to: 1) Town Center from the intersection of Routes 126, 27, and 20 to the Wayland-Sudbury town line on Route 20; 2) the general area known as Cochituate Center; and 3) areas surrounding Dudley Pond.

h. The Wayland Wastewater Management District shall be "growth neutral" and shall not provide service to a home, facility, or lot unless: 1) the Board of Health has approved a standard Title 5 system for such home, facility, or lot; or 2) where the service is replacing an existing system; or 3) where the service is replacing a failing or inadequate system; or 4) where there is a request by the Board of Health based on the need for protection of the public health, welfare, or the environment.

i. The Wayland Wastewater Management District shall be financially self-funding and self-sustaining and shall take advantage of the funding and administrative mechanisms permitted by the Wayland Wastewater Management District legislation, including user fees, bonds, and betterment charges. Any money advanced or debt incurred by the Town from time to time to provide the Wayland Wastewater Management District with start-up or project funds shall be reimbursed to the Town.

j. Any wastewater management system shall be subject to rules and regulations of the Board of Health, applicable laws of the Commonwealth, and any approvals required thereunder.

PETITIONERS' COMMENTS: This article requests Town Meeting to authorize the Board of Selectmen to petition the state legislature to establish a "Wayland Wastewater Management District". Wayland will thus establish under existing state law an *administrative body* capable of financing, building, owning, and operating small-scale sewer projects. The petition will be based on draft legislation entitled "Wayland Wastewater Management District". By using the "home rule petition" approach, Wayland is able to limit the powers of the district by defining its purpose, limiting its activities, and requiring approvals of the Selectmen, Town Meeting, or affected homeowners for construction of wastewater systems. The financial provisions of said legislation allow the district to be self-supporting, deriving its income from user fees, not from the tax base. The district will focus on remediation of existing systems. New technologies will focus on improving water quality and will be "growth neutral" in their impacts on areas not developed with septic systems.

FINANCE COMMITTEE COMMENTS: Although it was submitted as a petitioner article, this article was written by, and represents the work of, the Wastewater Management Committee, which was established by last year's Town meeting to study wastewater management issues and make recommendations regarding sewering sections of town and establishing and Water and Sewer Commission. Title 5 of the State Environmental Code establishes strict standards for wastewater treatment systems. Many of Wayland's residences and businesses are served by cesspools and older septic systems which the new law defines as inadequate. Homeowners will be unable to sell their homes without replacement or major modifications to their septic systems. Systems that fail will need to be replaced with state-of-the-art systems which in some cases cost over $50,000. Along with the potential repair and replacement costs to the homeowner, the Town should consider the potentially disastrous effect of failed septic systems on the groundwater supply. The district would include the three sections of town most affected by the changes in Title V; additional properties might be added in the future by vote of Town Meeting. Construction and maintenance of sewers and other wastewater treatment facilities would be funded by the users, in some cases with bonds paid by the users. Taxpayers not served by the new wastewater facilities would not pay the costs of construction, maintenance, or debt service. The entity would be regulated by the Board of Health.

Approval of this article would direct the Selectmen to petition the legislature to set up an administrative entity to uphold rules and regulations, collect user fees, maintain systems, and arrange financing. Final decisions about the structure of the entity to be created and the details of the financing (a sewer district or an enterprise fund) would be determined by the Selectmen with input from the present Wastewater Management Committee. There is some question as to whether the funding mechanism should be a District, independent from the town and thereby unable to benefit from the Town's AAA bond rating, or an Enterprise Fund within the Town itself. It is the intent of the Finance Committee to seek to amend the article to require the Finance Committee to approve the details of the financing and administrative structure before the Selectmen submit a legislative petition.

ARGUMENTS IN FAVOR: If the Town does not do something to help homeowners to comply with the new Title 5 regulations, many residents will be unable to sell their homes and substandard systems will continue to pollute the groundwater. This article proposes a system where affected homeowners can participate in low-cost, shared systems. Residents who do not use the new shared systems will not contribute to their cost. Payment by the homeowner or future homeowner would be guaranteed by a betterment.

ARGUMENTS OPPOSED: The Finance Committee, as well as the Selectmen, should approve the establishment of the District. Default of a sewer district would affect the Town's carefully developed credit rating.

RECOMMENDATION: The Finance Committee recommends approval of this article. Vote: Unanimous, contingent upon this article being amended to require the Finance Committee's approval of the details of the financing and administrative structure before the petition is submitted to the legislature.

QUANTUM OF VOTE: Majority - see Massachusetts Constitution Amendment Article 2, Section 8 (1).

ARTICLE 30: AMEND ARTICLE 13 OF THE TOWN'S GENERAL BY-LAWS RE: STREET NUMBERING

Proposed by: Planning Board

To determine whether the Town will vote to amend Article 13 of its General By-Laws by striking the current Article 13 thereof and inserting in place thereof the following by-law:

"Street Numbering

The Building Commissioner shall have charge of the numbering and renumbering of buildings and lots on all ways within the Town of Wayland. The Building Commissioner shall make all necessary rules and regulations relative thereto and assign said numbers in accordance therewith. A list of all such ways and numbers shall be kept on file in the Building Commissioner's Office."

FINANCE COMMITTEE COMMENTS: This article transfers ongoing responsibility for street numbering from the Planning Board to the Building Commissioner.

PLANNING BOARD REPORT: The Planning Board unanimously recommends this article, as does the Building Commissioner. The article proposes to simplify the street numbering and re-numbering procedure by eliminating the Planning Board from this procedure. There is no reason why the Planning Board needs to be involved in this procedure. Its inclusion unnecessarily complicates the procedure for applicants and the Town. Eliminating the Planning Board from the procedure thus simplifies the procedure for the applicant and for the Town, without any loss of control by the Town and without any other negative impact on the Town.

ARGUMENTS IN FAVOR: The Building Commissioner's office is better equipped than the Planning Board to number lots and to maintain comprehensive records of them.

ARGUMENTS OPPOSED: The Finance Committee is not aware of any.

RECOMMENDATION: The Finance Committee recommends approval of this article. Vote: Unanimous.

QUANTUM OF VOTE: Majority - see Massachusetts General Laws Chapter 40, Section 21.

ARTICLE 31: AMEND SECTION XA OF THE TOWN'S ZONING BY-LAWS RE: SITE PLAN APPROVAL

Proposed by: Planning Board

To determine whether the Town will vote to amend Section XA, Site Plan Approval of its Zoning By-laws by adding to paragraph A.1, line 3, between the words "used," and "only" the words "and substantial alteration to areas of parking, loading, or vehicular access shall be approved"; and by striking the first sentence of paragraph D.10 thereof and inserting in its place the following sentence: "Upon denial or issuance of any required building permits, any person aggrieved by a decision of the Building Commissioner may appeal the site plan decision of the Planning Board to the Zoning Board of Appeals pursuant to M.G.L. Ch. 40A, § 8".

FINANCE COMMITTEE COMMENTS: This article expands the Site Plan Approval process in the Zoning By-law to include parking, loading and vehicular access as matters which are subject to Planning Board review. The Zoning By-law presently contains language which includes parking, loading and access as appropriate matters for review upon an application to modify a site plan. This articles clarifies the By-law to make clear that the same matters are within the purview of the Planning Board under an original application.

PLANNING BOARD REPORT: The Planning Board unanimously recommends this article. This article proposes to correct errors by inserting wording mistakenly omitted (the first change), and needed to make this paragraph consistent with later paragraphs (paragraphs 2.c. and 2.d. of paragraph A.); and to change wording (the second change) to bring it into compliance with the law.

ARGUMENTS OPPOSED: The Finance Committee is not aware of any.

RECOMMENDATION: The Finance Committee recommends approval of this article. Vote: Unanimous.

QUANTUM OF VOTE: Two-thirds - see Massachusetts General Laws Chapter 40A , Section 5.

ARTICLE 32: AMEND ARTICLE 34 OF THE TOWN'S GENERAL BY-LAWS REGULATING THE DESIGNATION OF SCENIC ROADS AND ALTERATIONS OF TREES AND STONE WALLS ON TOWN WAYS

Proposed by: Planning Board

To determine whether the Town will vote to amend Article 34 its General By-Laws by striking said by-law in its entirety and inserting the following by-law in place thereof.

BY-LAW REGULATING THE DESIGNATION OF SCENIC ROADS AND ALTERATIONS OF TREES AND STONE WALLS ON SAID ROADS

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Section 1. AUTHORITY AND PURPOSE

Section 1.1 AUTHORITY

This by-law is adopted under authority of Chapter 40, Section 15C (Scenic Roads) and Chapter 40, Section 21 of the Massachusetts General Laws and Article II and Article LXXXIX, Section 6 of Articles of Amendment of the Constitution of the Commonwealth of Massachusetts.

Section 1.2 PURPOSE

The purpose of this by-law is to maintain the rural, natural, historic and scenic character of the Town's roads (as defined herein). The by-law ensures that:

1. Town roads will be recommended for designation as scenic roads in accordance with the criteria stated in this by-law; and

2. Trees (as defined herein) and stone walls within the rights-of-way of all designated scenic roads will not be altered without the public hearing required by, nor without following the other procedures set forth in, this by-law.

Section 2. DEFINITIONS

For terms not qualified or defined in M.G.L. Ch. 40, § 15C (Scenic Roads) the following meanings shall apply for the purposes of this by-law:

A. "Branch" shall mean a living branch that is fully attached to a tree (as defined herein) and that has a diameter of three inches or more twelve inches from the point at which said branch connects to the tree.

B. "Tree" shall mean a living tree in its naturally standing position, the trunk of which has a diameter of four inches or more four feet above the ground. Nothing in this definition shall be construed to permit a person, other than the Tree Warden, to trim, cut down or remove a public shade tree.

C. "Cutting or removal of trees" shall mean the removal of one or more trees, trimming of branches (both as defined herein), or cutting of roots sufficient in the Tree Warden's written opinion to cause eventual destruction of the tree.

D. "Repair, maintenance, reconstruction, or paving work" shall mean any work done within a road (as defined herein) by any person or agency, public or private. Construction of new driveways or alteration of existing ones is included, insofar as it takes place within the road. Construction or alteration of water, sewer, electric, telephone, cable TV, or other utilities within the road is also included.

E. "Road" shall mean the entire legal right-of-way of a vehicular traveled right-of-way in Wayland, including any necessary appurtenances, and including bridge structures, drainage systems, retaining walls, traffic control devices, and sidewalks. The right-of-way includes the area on and within the boundaries of the right-of-way. If the boundaries are not officially known, any affected tree or stone wall shall be presumed to be within the right-of-way until shown to be otherwise.

F. "Tearing down or destruction of stone walls" shall mean the destruction of more than ten linear feet of stone wall involving more than one cubic foot of wall material per linear foot above existing grade. Temporary removal and replacement at the same location with the same materials is permitted without Planning Board approval, but only if the Wayland Highway Department is notified before the work begins so that it can confirm that the wall is properly replaced. Repair of a stone wall, not involving tearing down or destruction of the wall, is not covered by this by-law.

G. "Tree Warden" shall mean the Town of Wayland Tree Warden or its designated deputy.

Section 3. CRITERIA FOR DESIGNATION AS A SCENIC ROAD

In determining which roads or portions of roads should be recommended to Town Meeting for designation as scenic roads, the following criteria shall be considered:

1. overall scenic beauty;

2. contribution of trees to scenic beauty;

3. contribution of stone walls to scenic beauty;

4. age and historic significance of roads, trees, and stone walls;

5. built features such as historic buildings, historic monuments, historic burial grounds, historic structures, farm buildings and fencing; and

6. features of the road, such as historic right-of-way, surface, carriage width, use restrictions, non-historic bridges.

Roads that have previously been designated as scenic roads may be reevaluated using the foregoing criteria.

Section 4. PROCEDURES FOR DESIGNATING SCENIC ROADS

The Planning Board, the Conservation Commission, or the Historical Commission, may propose scenic road designation for any road other than a numbered route or state highway. The Planning Board then shall hold a public hearing, notifying the Board of Selectmen, the Tree Warden, the Wayland Highway Department, the Conservation Commission, the Historical Commission, and the public by advertising twice in a newspaper of general circulation, the first advertisement to appear at least fourteen (14) days prior to the date of the public hearing. The Planning Board shall make a recommendation to Town Meeting on the merits of designation of the road as a scenic road. No road shall be designated a scenic road by Town Meeting unless such designation is favorably recommended by the Planning Board, Conservation Commission, or Historical Commission. A majority vote of Town Meeting is required for designation. Following designation by Town Meeting, the Planning Board shall:

1. notify all municipal departments that may take any action with respect to such road;

2. notify the Massachusetts Highway Department;

3. notify the Commissioners of Middlesex County;

4. indicate such designation on all maps currently in use by municipal departments; and

5. notify all utility companies or other such parties that may work on such road.

Section 5. APPLICATION AND ADMINISTRATIVE PROCEDURES

Section 5.1 FILING

Any person or organization or agency seeking the consent of the Planning Board under M.G.L. Ch. 40, 15C (Scenic Roads) regarding repair, maintenance, reconstruction, or paving work that may involve the cutting or removal of trees or the tearing down or destruction of stone walls, or portions thereof, on a designated scenic road shall file a request with the Planning Board and submit the following information:

1. the text of the notice of the public hearing, specifying the time, date, place, and purpose of said hearing, and identifying the location of the proposed action in terms enabling the readers to locate it with reasonable specificity on the ground without the need for additional plats or references, and describing in reasonable detail the proposed changes to trees and stone walls;

2. a statement of the purpose, or purposes, for the proposed action;

3. plans, drawings or other explanatory reference material showing the specific design or engineering details;

4. except in the case of Town agencies, a fee sufficient for the cost of advertising and notification; and,

5. any further explanatory material useful to adequately inform the Planning Board.

Section 5.2 NOTICE

The Planning Board shall, as required by statute, give notice of its public hearing by twice advertising in a newspaper of general circulation in the area, with the first publication of the notice to be at least fourteen (14) days prior to the hearing and the last at least seven (7) days prior to the hearing. Copies of the notice shall be sent to the Board of Selectmen, Conservation Commission, Historical Commission, Town Surveyor, Tree Warden, and Wayland Highway Department.

Section 5.3 TIMING OF THE HEARING

The Planning Board shall hold a public hearing within 30 days of receipt of a properly filed request, and shall make a decision within 45 days of that receipt, unless a longer time is agreed to by the applicant.

Section 5.4 REPORTING OF DECISION

The Planning Board shall, within 45 days of receipt of a properly filed request, submit a written determination of consent or denial to the applicant and send a copy thereof to the Board of Selectmen and the Town Clerk.

Section 5.5 PUBLIC SHADE TREES

When required by M.G.L. Ch. 87 (Shade Trees), notice shall be given, and Planning Board hearings required by M.G.L. Ch. 40, §15C (Scenic Roads) shall be held in conjunction with those held by the Tree Warden acting under M.G.L. Ch. 87 (Shade Trees). Consent to an action by the Planning Board shall not be construed as consent by the Tree Warden or vice versa. A Planning Board decision shall contain a condition that no work shall take place until all applicable provisions of M.G.L. Ch. 87 (Shade Trees) have been complied with.

Section 5.6 EMERGENCY REPAIR

This by-law shall not apply when the Tree Warden acts in an emergency in accordance with law.

Section 6. CONSIDERATIONS WHEN ACTING ON APPLICATIONS

In acting on applications concerning designated scenic roads, the Planning Board shall take into consideration the following:

1. preservation of natural resources;
2. preservation of historic resources;
3. scenic and aesthetic characteristics;
4. environmental values;
5. public safety;
6. local residential traffic patterns and overall traffic volume and congestion;
7. compensatory actions proposed, such as tree and wall replacement;
8. functional importance and urgency of repair, maintenance, reconstruction, or paving;
9. additional evidence contributed by abutters, Town agencies, and other interested parties;
10. existence or absence of reasonable alternatives; and,
11. other planning information.

Section 7. DRIVEWAY DESIGN STANDARDS

At a minimum, driveways shall be consistent with Wayland regulations for residential driveways and curb cuts and shall comply with this by-law.

Only one driveway cut per lot onto any designated scenic road shall be allowed. A new driveway onto a designated scenic road shall not exceed twelve feet in width.

Stone wall sections to be removed for a driveway shall not exceed the driveway width by more than one foot.

No tree with a trunk exceeding eight inches in diameter four feet above the ground or cluster of trees within six feet of one another with trunks six inches in diameter four feet above the ground shall be removed for a driveway unless the curb cut cannot be safely located elsewhere.

Section 8. ENFORCEMENT

Failure to file with the Planning Board for permission to cut or remove trees or for destruction of any portion of a stone wall within any designated scenic road will require an immediate filing as detailed above and the applicant shall be required to restore features. This restoration shall consist of replacing the stone wall as necessary and replacing the trees cut on a square-inch per square-inch basis (combined area of the replacement trees measured one foot above ground level to equal total area of the original tree trunk as measured at the stump) at locations specified by the Planning Board.

Failure to comply with a duly issued decision of the Planning Board shall be subject to restoration as detailed above and other remedial measures that the Planning Board deems necessary. Any decision not carried out within two years of issue shall be void and shall require a new filing. The Planning Board and the Tree Warden shall have the authority to enforce the provisions of this by-law.

Any violation of this by-law, M.G.L. Ch. 40, §15C (Scenic Roads), or a Planning Board decision issued under this by-law or M.G.L. Ch. 40, §15C, shall be punishable by a fine not to exceed three hundred dollars ($300) per violation.

FINANCE COMMITTEE COMMENTS: In 1994, the Town Meeting approved the Scenic Roads By-law. After one year of experience with the By-law, the Planning Board has identified certain minor language changes which will improve and clarify the By-law and eliminate inconsistencies. This article implements these minor changes in the Scenic Roads By-law.

PLANNING BOARD REPORT: This is the report of the Planning Board, which unanimously recommends this article. In 1973 the Wayland Town meeting adopted the state's scenic roads enabling legislation. In 1994 the Town Meeting adopted Article 34 of the Town's General By-Laws, identifying and clarifying regulatory procedures to be used under this enabling legislation. This article further clarifies the Town by-law. The proposed changes include: 1) the correct citation of the Massachusetts General Laws; 2) a substitution of the word "road" for the word "way"; 3) definitions of the words "tree" and "branch"; 4) additions to the definition of "cutting or removal of trees" excluding routine tree maintenance in certain cases and in emergencies; 5) clarification of the procedures for designating scenic roads; and, 6) an increase in the amount of stone wall that can be removed for a driveway from one to two feet more than the driveway.

ARGUMENTS OPPOSED: The Finance Committee is not aware of any.

RECOMMENDATION: The Finance Committee recommends approval of this article. Vote: Unanimous.

QUANTUM OF VOTE: Majority - see Massachusetts General Laws Chapter 40, Section 21.

ARTICLE 33: CONTINUE REVOLVING FUND FOR COUNCIL ON AGING

Proposed by: Council on Aging

To determine whether the Town will vote to authorize the continued use of a revolving fund authorized by vote of the 1994 Annual Town Meeting pursuant to Chapter 44, Section 53E1/2 of the Massachusetts General Laws for the Council on Aging; and to determine: (1) the programs and purposes for which such revolving fund may be expended; (2) the departmental receipts which may be credited to such revolving fund; (3) the board or officer(s) authorized to expend monies from such fund; and (4) the total amount that may be expended from such fund in Fiscal Year 1996.

FINANCE COMMITTEE COMMENTS: In 1994, the Town established a revolving fund for the Council on Aging. This article authorizes continued use through FY96 of the fund which is funded by user fees and permits the Council to offer services at no budgetary cost to the Town.

ARGUMENTS IN FAVOR: This article will permit an additional year of financial management of fees obtained by the Council on Aging.

ARGUMENTS OPPOSED: The Finance Committee is not aware of any.

RECOMMENDATION: The Finance Committee recommends approval of this article. Vote: Unanimous.

QUANTUM OF VOTE: Majority - see Massachusetts General Laws Chapter 44, Section 53E1/2.

ARTICLE 34: ACCEPT PROVISIONS OF M.G.L. CHAPTER 40, SECTION 57.

Proposed by: Board of Selectmen

To determine whether the Town will vote to accept the provisions of Massachusetts General Laws, Chapter 40 Section 57.

FINANCE COMMITTEE COMMENTS: Passage of this article will give the Tax Collector another tool to use in collecting taxes. By accepting the provisions of Section 57 of Chapter 40 of the Massachusetts General laws, it becomes possible for the Town to revoke or suspend any local license or permit if taxes due the Town have not been paid. On the whole, delinquent taxes are not a large problem for the Town. It is expected that this mechanism would be used infrequently.

ARGUMENTS IN FAVOR: This is another way to assure that taxes are collected by the Town.

ARGUMENTS OPPOSED: This provision is not necessary.

RECOMMENDATION: The Finance Committee does not recommend approval of this article. Vote: Unanimous.

QUANTUM OF VOTE: Majority - see Massachusetts General Laws Chapter 40, Section 57.

ARTICLE 35: RELEASE A TRAIL EASEMENT AND CONSERVATION RESTRICTION

Proposed by: Conservation Commission

To determine whether the Town will vote to:

(a) instruct the Conservation Commission, with the approval of Town Counsel as to form, to transfer the care, custody and control of a trail easement and conservation restriction on parcel 3 as described in a deed recorded with the South Middlesex Registry of Deeds in Book 14189 Page 80 to the Board of Selectmen for the purpose of releasing said trail easement and conservation restriction in consideration of a substantially similar trail easement and conservation restriction as described in a deed, a copy of which, with associated plan, is on file with the Town Clerk;

(b) authorize the Board of Selectmen, with the approval of Town Counsel as to form, and with the approval of all appropriate state agencies in accordance with General Laws Chapter 184, Section 32, to release all or part of the above-described trail easement and conservation restriction in consideration of a substantially similar trail easement and conservation restriction; and

(c) authorize the Conservation Commission to petition the General Court of the Commonwealth of Massachusetts to enact a special act pursuant to Article XCVII of the Articles of Amendment to the Massachusetts Constitution to authorize the change in use of all or part of the land covered by the above-described trail easement and conservation restriction.

FINANCE COMMITTEE COMMENTS: The purpose of this article is to complete one step of several required to relocate a trail easement proceeding from the Upper Mill Brook Conservation Area to Glezen Lane and Pear Tree Lane. The existing trail actually in use is not on the easement, but both the Conservation Commission and the relevant landowners prefer the actual location of the trail and propose to move the easement to match the trail. This would be a very simple process except that the trail easement is accompanied by a conservation restriction, and moving the conservation restriction requires both Town Meeting and General Court approval.

ARGUMENTS IN FAVOR: This cleans up a small inconsistency to make an existing situation legally correct.

ARGUMENTS OPPOSED: The Finance Committee is not aware of any.

RECOMMENDATION: The Finance Committee recommends approval of this article. Vote: Unanimous.

QUANTUM OF VOTE: (a) Two-thirds - see Massachusetts General Laws Chapter 40, Section 15A;
(b) Majority - see Massachusetts General Laws Chapter 40, Section 3;
(c) Majority - see Massachusetts Constitution Amendment Article 2, Section 8 (1).

ARTICLE 36: SELL OR TRADE VEHICLES AND EQUIPMENT

Proposed by: Board of Selectmen

To determine whether the Town will vote to authorize the Board of Selectmen to sell or otherwise dispose of certain surplus vehicles, equipment, or other personal property in connection with the purchase of new vehicles, equipment or otherwise.

FINANCE COMMITTEE COMMENTS: It is necessary to obtain authorization by a vote of Town Meeting to sell, trade or otherwise dispose of Town property valued at $200 or more. The following items are scheduled for disposal in FY 1996.

Highway Department	(1) JCB Front End Loader	1985
Park and Recreation Department	(2) 3/4-Ton Pick-Up Trucks w/plows	1988
	(1) Olathe Turf Sweeper	1987

RECOMMENDATION: The Finance Committee recommends approval of this article. Vote: Unanimous.

QUANTUM OF VOTE: Majority.

COMMONWEALTH OF MASSACHUSETTS

WARRANT

for the

SPECIAL TOWN MEETING OF 1995

Town of Wayland in the County of Middlesex

To any of the Constables of the Town of Wayland, Greetings:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify all residents of the Town of Wayland, who shall be qualified to vote in accord with the provisions of General Laws Chapter 51, Section 1, to meet in the Wayland High School Field House on

MONDAY, MAY 1, 1995 AT 8:00 P.M.

or as soon thereafter as the Article then under discussion in the Annual Meeting is disposed of, then and there to act on the following Articles:

ARTICLE 1 STM: RESOLUTION SUPPORTING NATIONAL WILD AND SCENIC RIVERS SYSTEM

Proposed by: Board of Selectmen

Resolved:

Whereas:
The Sudbury River flows through the Town of Wayland, Massachusetts, and is a natural resource of great importance to the Town and the Commonwealth of Massachusetts;

Whereas:
The quality and quantity of its water are essential to the maintenance and enhancement of the ecology, recreation, water supplies, and the physical beauty of the landscape;

Whereas:
The National Park Service has determined that portions of the Sudbury, Assabet, and Concord Rivers are eligible for Wild and Scenic River designation based on their outstanding wildlife, recreational, cultural, historical, and scenic values;

Whereas:
The people of Wayland recognize the importance of this irreplaceable natural asset and hereby express a commitment to the protection and preservation of the Sudbury River and its outstanding values;

Whereas:
The Town of Wayland; the Sudbury, Assabet and Concord Rivers Study Committee; and the National Park Service have worked cooperatively to develop an effective locally-based plan that will ensure the necessary protection of the river and its related resources;

Whereas:
The Wild and Scenic River designation would provide further protection of the river and would retail local control and regulation by towns within the designated river segment;

Therefore:
Be it resolved, that the people of the Town of Wayland petition the Congress of the United States of America to enact legislation designating the Sudbury River as a Wild and Scenic River in accordance with the locally-developed river Conservation Plan, and to ensure that Wild and Scenic designation shall not authorize federal acquisition or management of nonfederal lands.

Therefore:
Be it further resolved, that the townspeople urge our officials to consider, and wherever appropriate to adopt, additional local measures that will strengthen protection of this critical resource.

ARTICLE 2 STM: EXTEND TERM OF WAYLAND/SUDBURY SEPTAGE TREATMENT FACILITY AGREEMENT

Proposed by: Board of Selectmen and Board of Road Commissioners

To determine whether the Town will vote to authorize the Board of Road Commissioners, with the approval of Town Counsel as to form, to Section XIV of the agreement between the Town of Sudbury and the Town of Wayland dated March 12, 1976, regarding the Wayland/Sudbury Septage Treatment Facility, extending the term of said agreement beyond March 12, 1996.

RECOMMENDATION: The Finance Committee defers a recommendation of this article until Town Meeting.

QUANTUM OF VOTE: Majority - see Massachusetts General Laws Chapter 40, Section 4A.

ARTICLE 3 STM: ESTABLISH WAYLAND/SUDBURY SEPTAGE TREATMENT FACILITY AGREEMENT REVIEW COMMITTEE

Proposed by: Board of Selectmen

To determine whether the Town will vote to establish a committee to review and make recommendations concerning reviewing the agreement between the Town of Sudbury and the Town of Wayland dated March 12, 1976, regarding the Wayland/Sudbury Septage Treatment Facility; and to determine the appointing authority, charge, composition and length of term of the members of such committee.

RECOMMENDATION: The Finance Committee defers a recommendation of this article until Town Meeting.

QUANTUM OF VOTE: Majority.

ARTICLE 4 STM: RELOCATION OF THE TOWN HIGHWAY GARAGE

Proposed by: Board of Selectmen *Estimated Cost: $20,000*

To determine whether the Town will vote to establish a committee to engage a consultant who will examine the desirability, feasibility, and cost of both retaining and relocating the Town Garage, and to authorize the committee to expend funds for said purpose.

FINANCE COMMITTEE COMMENTS: The Highway garage is used by both the Highway and Park and Recreation Departments for storage of equipment, repair of equipment, office space, etc. It has a yard and a fuel depot. It is located on the fringe of an old dump site. It is a 1920-30's vintage facility which the Road Commissioners and Highway Director have kept operational through incremental investment over the years. Concern has arisen that this site may not be a location that should have the fuel depot and other operations on it and should be relocated. This article seeks to have a committee formed to study the issues. Other concerns have been expressed over noise and traffic generated by the operations at the site.

ARGUMENTS IN FAVOR: Incremental investment in the Highway garage does not make sense if it is to be replaced. Environmental issues suggest that this is not the best place to have this facility. Combining the Highway garage project with the Public Safety Building project might be beneficial to the Town.

ARGUMENTS OPPOSED: From a financial perspective, undertaking another project of this magnitude at this time is imprudent. The Town currently has a committee making a similar study of the Town's Public Safety Building which is expected to lead to a major capital project of refurbishment or replacement. In the interest of fiscal prudence, this study should be postpone until next year so that the Town's resources are not bunched together in time.

RECOMMENDATION: The Finance Committee recommends against approval of this article. Vote: Unanimous.

QUANTUM OF VOTE: Majority.

ARTICLE 5 STM: AMEND ZONING BY-LAWS TO PERMIT REDUCTION OF BACK YARD REQUIREMENT BY SPECIAL PERMIT IN SINGLE RESIDENCE DISTRICTS

Proposed by: Board of Selectmen

To determine whether the Town will vote to amend the Wayland Zoning By-Laws by:

1.) adding to the end of the first sentence of Section IX (h) thereof: "except as authorized by special permit issued by the Board of Appeals.";

2.) adding the following subparagraph immediately after subparagraph 4.d. of Section X (a) thereof:

"5. To grant special permits to allow reductions in the minimum rear or back yard requirement in Single Residence Districts provided that:

a. The entire rear lot line abuts unimproved land owned by a municipality, a county, the Commonwealth of Massachusetts or the United States of America or any agency or authority thereof; and

b. The applicant shows to the satisfaction of the Board of Appeals that such reduction meets the requirements of Section V (r)." ; and

3.) renumbering subparagraphs 5 and 6 of Section X (a) as subparagraphs 6 and 7, respectively.

FINANCE COMMITTEE COMMENTS: The present Zoning By-laws do not allow building on a lot without adequate setbacks from all the property lines. Under the current law the Zoning Board of Appeals cannot grant either a variance or a special permit which would allow construction (including modifications to existing houses) on lots which do not meet the 30-foot rear setback requirement, even in cases where the abutting land is publicly owned and non-residentially zoned. This article seeks to amend Section X of the Zoning By-law to allow the Zoning Board of Appeals to grant Special Permits in situations where affected properties abut non-residential land owned by the Commonwealth of Massachusetts.

ARGUMENTS IN FAVOR: This article would give the Zoning Board of Appeals the power it does not now have to grant Special Permits in one situation where abutting residents would not be affected negatively.

ARGUMENTS OPPOSED: This article proposes a change to the Zoning By-laws which might only apply to one lot in town. Perhaps the Town's interest would be better served with a by-law which allowed the ZBA additional discretionary powers for granting Special Permits in more general terms, rather than an article which can only be applied in very specific cases. On the other hand, there may be some advantage to preserving a "buffer zone" to protect public as well as private land from nearby structures.

RECOMMENDATION: As the warrant goes to press, the Planning Board hearing has not been held for this article and additional issues may surface at that time. Based on currently available information, the Finance Committee defers a recommendation on this article until Town Meeting.

QUANTUM OF VOTE: Two-thirds - see Massachusetts General Laws Chapter 40A, Section 5.

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You are required to serve this Warrant by posting copies thereof, attested by you, at the Town Building, at the Public Library in Wayland Center, at the Cochituate Fire Station, and at the Happy Hollow School, and by mailing or delivering a copy thereof addressed to each residence in the Town, seven days at least, before the time appointed for the Annual Meeting and fourteen days, at least, before the time appointed for the Special Meeting.

Hereof, fail not and deliver this Warrant with your return thereon to the Town Clerk on or before April 10, 1995.

Given under our hands and seals this 10th day of April, 1995.

Mary M. Antes
Dennis J. Berry, Chairman
Marcia P. Crowley
George H. Harris
Susan W. Pope, Vice Chairman

Selectmen of the
Town of Wayland

Alfred H. Bellows, Chairman
Harry A. Hanson III
Donald S. Keller
Albert Patterson
Walter F. Pope
Joel H. Sirkin
Jane Sanford Stabile

Finance Committee

NOTES

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NOTES

TOWN MEETING PROCEDURES

Town Meeting functions best when all voters are familiar with its rules of procedure. A summary of those rules appears in the document "Some Pertinent Information about Wayland's Town Meeting Procedures", prepared by the Moderator. It may be obtained from the Selectmen's office or at the Town Meeting.

QUANTUM OF VOTE

The quantum of vote is specified in the warrant for each article.

For those articles involving appropriations which are anticipated to be provided by taxation or from available funds or transferred funds previously appropriated for another purpose, a majority quantum of vote is indicated. For articles which are anticipated to be funded by borrowing, a two-thirds quantum of vote is indicated.

Certain articles request the action of Town Meeting under its general legislative powers (*i.e.*, to hear and accept reports, to appoint a committee, to adopt a resolution or "sense of the meeting" vote, *etc.*), and in such cases no particular statute is referenced. Town Counsel has advised that, as a matter of common-law precedent in Massachusetts, such matters are to be decided by a majority vote.

TOWN OF WAYLAND
Board of Selectmen
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Wayland, MA 01778-2697

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